



**55 BLAKESLEE DRIVE
EXETER
DEVON
EX2 7FN**

PROOF COPY



OFFERS IN EXCESS OF £325,000 FREEHOLD



An attractive three storey town house occupying a highly convenient position providing good access to local amenities, popular schools and Newcourt railway station. Well proportioned living accommodation presented in good decorative order throughout. Three bedrooms. Ensuite shower rooms to both master and guest bedrooms. Family bathroom. Reception hall. Spacious sitting room. Well proportioned modern kitchen/dining/family room. Ground floor cloakroom. Driveway and garage. Enclosed rear garden. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Front door, with inset obscure double glazed glass panel, leads to:

RECEPTION HALL

Stairs rising to first floor. Radiator. Cloak hanging space. Understair storage cupboard. Smoke alarm. Electric consumer unit. Telephone point. Door to:

CLOAKROOM

A modern matching white suite comprising low level WC. Corner wash hand basin with tiled splashback. Radiator. Extractor fan.

From reception hall, two doors leads to:

KITCHEN/DINING/FAMILY ROOM

24'4" (7.42m) x 15'2" (4.62m) maximum reducing to 7'10" (2.39m) kitchen end ('L' shape). A light and spacious room fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashback. Double oven/grill. Four ring gas hob with filter/extractor hood over. 1½ bowl sink unit with single drainer and modern style mixer tap. Plumbing and space for washing machine. Plumbing and space for dishwasher. Space for upright fridge freezer. Wall mounted concealed boiler serving central heating and hot water supply. uPVC double glazed window to front aspect. Open plan to:

Dining/Family Room – Two radiators. Television aerial point. Ample space for table and chairs. uPVC double glazed double opening doors, with matching full height side windows, providing access and outlook to rear garden.

FIRST FLOOR LANDING

Radiator. Smoke alarm. Airing cupboard, with fitted shelf, with hot water tank. Door to:

SITTING ROOM

15'4" (4.67m) x 11'10" (3.61m). A light and spacious room. Television aerial point. Telephone point. Radiator. uPVC double glazed window to front aspect with pleasant outlook over neighbouring trees.

From first floor landing, door to:

BEDROOM 3

13'6" (4.11m) x 6'10" (2.08m). Radiator. uPVC double glazed window to front aspect again with pleasant outlook over neighbouring trees.

From first floor landing, door to:

BEDROOM 2

11'2" (3.40m) x 8'8" (2.64m) maximum. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden. Door to:

ENSUITE SHOWER ROOM

A modern matching white suite comprising tiled shower enclosure with fitted mains shower unit. Wash hand basin with tiled splashback. Low level WC. Radiator. Shaver point. Extractor fan.

From first floor landing, door to:

BATHROOM

6'10" (2.08m) x 6'4" (1.93m) maximum. A modern matching white suite comprising panelled bath with modern style mixer tap and tiled splashback. Wash hand basin with tiled splashback. Low level WC. Shaver point. Radiator. Extractor fan. Obscure uPVC double glazed window to rear aspect.

From first floor landing, door to:

INNER LANDING

uPVC double glazed window to front aspect. Stairs leading to:

SECOND FLOOR

BEDROOM 1

18'6" (5.64m) x 15'10" (4.83m) maximum. A fabulous light and spacious room. Two radiators. Access to roof space. Two double glazed Velux windows to rear aspect. uPVC double glazed window to front aspect again with fine outlook over neighbouring trees. Door leads to:

ENSUITE SHOWER ROOM

12'10" (3.91m) x 6'10" (2.08m) maximum. A modern matching white suite comprising good size shower enclosure with fitted mains shower unit including separate shower attachment. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC. Radiator. Extractor fan. Obscure uPVC double glazed window to front aspect. Double glazed Velux window to rear aspect with outlook over neighbouring area and beyond.

OUTSIDE

Directly to the front of the property is an area of garden laid to decorative chipped slate for ease of maintenance. Dividing pathway leads to the front door, with courtesy light. To the right side elevation is a driveway in turn providing access to:

INTEGRAL GARAGE

20'0" (6.10m) x 9'6" (2.90m). Roller front door providing vehicle access. Power and light. Courtesy door provides access to rear garden.

The rear garden consists of a paved patio with water tap and leading do a good size shaped area of lawn with side flower/shrub beds. The rear garden is enclosed to all sides.

**TENURE
FREEHOLD**

DIRECTIONS

From M5 (J30) take the A376 and continue along, passing Sandy Park, and at the second set of traffic lights turn left down into Newcourt Way. Continue over the roundabout and continue into River Plate Road, at the end of this road turn right and continue down taking the next left into Blakeslee Drive where the property in question will be found on the left hand side.

VIEWING

Strictly by appointment with the Vendors Agents.

AGENTS NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more check into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this.

You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included in the sale.

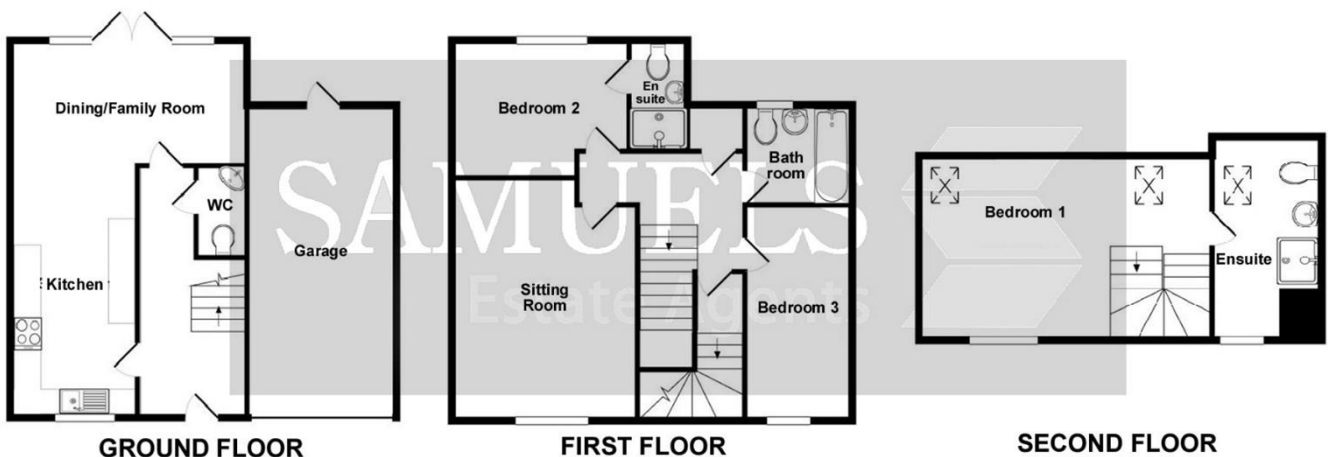
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

AGENTS NOTE MONEY LAUNDERING POLICY

Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

REFERENCE

CDER/0723/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	Awaiting EPC Information		
39-54	E		
21-38	F		
1-20	G		