



**4 WALTON ROAD  
BROADFIELDS  
EXETER  
EX2 5RE**

PROOF COPY



**£340,000 FREEHOLD**



**A much improved and extended semi detached family home with private driveway, extended garage and a good size lawned rear garden. Three bedrooms. First floor modern bathroom. Reception hall. Sitting room. Dining room. Family room. Kitchen. Gas central heating. uPVC double glazing. Extended garage incorporating utility. Highly sought after residential location providing good access to local amenities, popular schools and major link roads. A great family home. Viewing highly recommended.**

## **ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)**

Covered entrance. Part obscure uPVC double glazed front door, with matching side panel, leads to:

### **RECEPTION HALL**

Laminate wood effect flooring. Radiator. Stairs rising to first floor. Cloak hanging space. Understair recess. Door to:

### **SITTING ROOM**

12'10" (3.91m) x 10'4" (3.15m). Radiator. Television aerial point. Telephone point. uPVC double glazed window to front aspect. Feature archway opens to:

### **FAMILY ROOM**

10'10" (3.30m) x 9'0" (2.74m). Radiator. Feature archway opens to:

### **DINING ROOM**

13'10" (4.22m) x 9'8" (2.95m). Radiator. Inset LED spotlights to ceiling. Opening to kitchen. uPVC double glazed window to rear aspect with outlook over rear garden. Double glazed sliding patio doors providing access and outlook to rear garden.

From reception hall, doorway opens to:

### **KITCHEN**

10'8" (3.25m) x 7'2" (2.18m). Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces with tiled splashbacks. Fitted electric double oven/grill. Four ring gas hob with filter/extractor hood over. 1½ bowl sink unit with single drainer and mixer tap. Integrated fridge. Plumbing and space for slimline dishwasher. Large opening to dining room. Part obscure glazed door provides access to extended garage/utility.

### **FIRST FLOOR LANDING**

Access to roof space. uPVC double glazed window to side aspect. Door to:

### **BEDROOM 1**

13'4" (4.06m) x 9'10" (3.0m). Radiator. Television aerial point. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 2**

10'10" (3.30m) x 9'10" (3.0m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area, parts of Exeter and beyond.

From first floor landing, door to:

### **BEDROOM 3**

10'4" (3.15m) maximum x 6'6" (1.98m) maximum over raised stairwell. Range of fitted shelving built over raised stairwell. Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BATHROOM**

6'4" (1.93m) x 5'8" (1.73m). A refitted modern matching white suite comprising panelled bath with modern style mixer tap, fitted mains shower unit including separate shower attachment, folding glass shower screen and tiled splashback. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath and tiled splashback. Low level WC. Part tiled walls. Heated ladder towel rail. Extractor fan. Obscure uPVC double glazed window to rear aspect.

### **OUTSIDE**

To the front of the property is an area of lawned garden with gravelled shrub beds. Pathway leads to the front door with courtesy light. A private driveway in turn provides access to:

### **EXTENDED GARAGE**

28'6" (8.69m) x 8'2" (2.49m) excluding recess. A good size garage incorporating utility area. Power and light. Electric meter. Internal door to property. Double glazed sliding patio door provides access and outlook to rear garden.

Utility area – comprising single drainer sink unit set within roll edge work surface with base cupboards under. Plumbing and space for washing machine. Range of matching eye level cupboards. Wall mounted boiler serving central heating and hot water supply.

The rear garden enjoys a westerly aspect whilst consists of a raised paved patio with outside water tap and lighting. Dividing pathway leads to a neat shaped area of level lawn. Side gravelled shrub beds. Maturing plants and shrubs including palm. To the lower end of the garden is a timber shed. The rear garden is enclosed to all sides.

### **TENURE**

Freehold

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas Central Heating

Mobile: Indoors: EE and Three limited, O2 and Vodafone likely - Outdoors – EE, Three, O2 and Vodafone likely

Broadband: Standard, Superfast & Ultrafast available.

Flood Risk: River & sea – Very low risk, Surface water – Very Low Risk

Mining: No risk from mining

Council Tax: Band C

## DIRECTIONS

Proceeding out of Exeter down Heavitree Fore Street continue down to the traffic lights and proceed straight ahead down into East Wonford Hill. At the next set of traffic lights bear left and continue onto Honiton Road, proceed along and at the next set of traffic lights bear right then take the 1<sup>st</sup> right into Broadfields Road. Proceed along taking the 3<sup>rd</sup> left into Sullivan Road then 1<sup>st</sup> right into Walton Road.

## 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 checks on 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 surveyors 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.

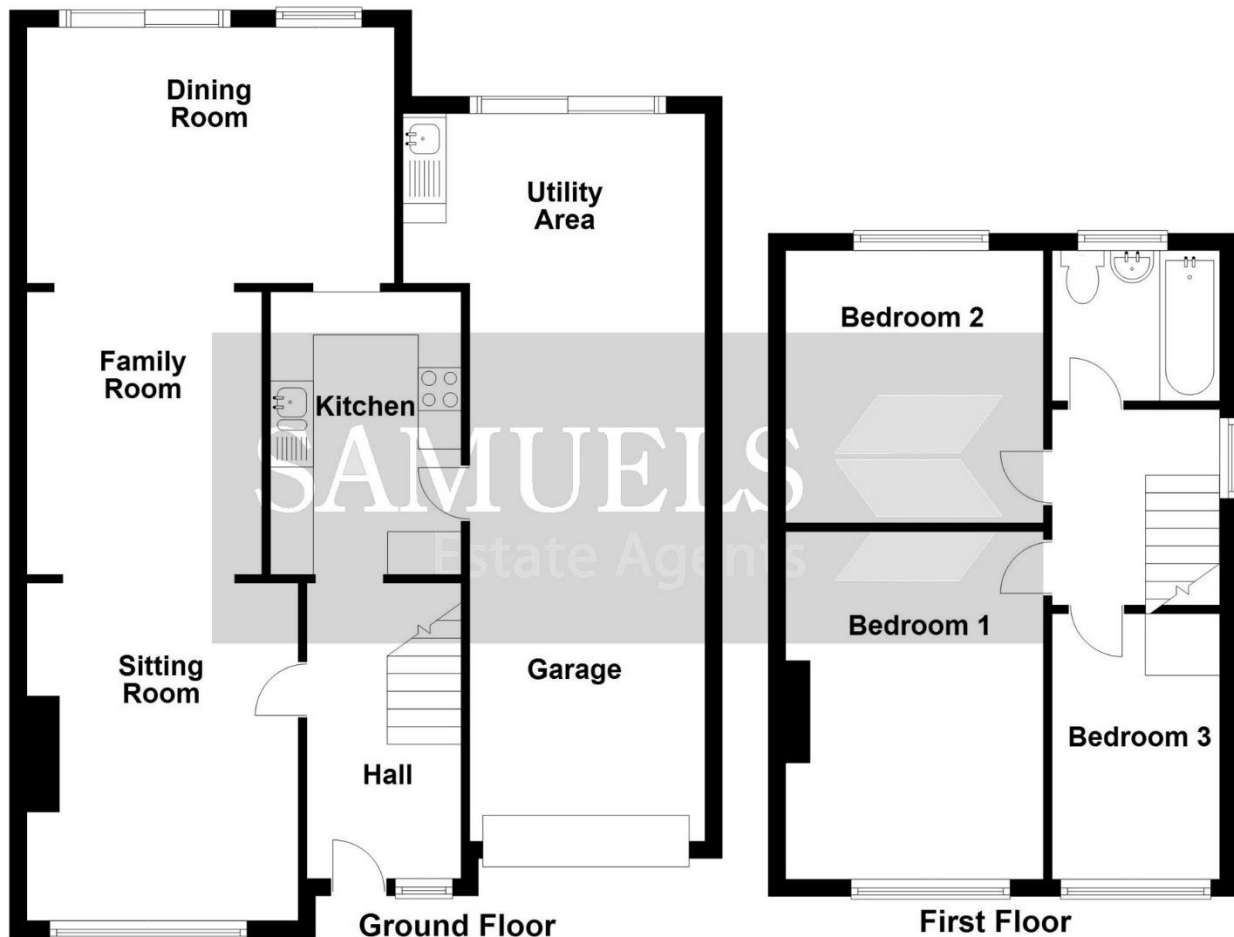
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/1224/8811/AV



Total area: approx. 111.8 sq. metres (1203.5 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		