



**79 SALTERS ROAD  
ST LOYES  
EXETER  
EX2 5JE**

PROOF COPY



**£230,000 FREEHOLD**



**A spacious semi detached family home occupying a generous corner plot position with private driveway providing ample parking leading to a good size garage. Requiring modernisation. Three bedrooms. Reception hall. Lounge/dining room. Kitchen/bathroom. Gas central heating. Front and rear gardens. Highly convenient position providing good access to local amenities and Royal Devon & Exeter hospital. No chain. Viewing recommended.**

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

Covered entrance. Attractive composite front door, with inset obscure double glazed panel, leads to:

### **RECEPTION HALL**

Radiator. Stairs rising to first floor. Understair storage cupboard. Door to:

### **LOUNGE/DINING ROOM**

17'8" (5.38m) x 12'0" (3.66m) maximum. Slate effect fireplace with raised hearth, fitted gas fire and wood mantel over. Storage cupboard built into alcove. Radiator. uPVC double glazed window to side aspect. uPVC double glazed window to front aspect. Door to:

### **KITCHEN**

11'4" (3.45m) x 7'10" (2.39m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashback. Single drainer sink unit with mixer tap. Space for electric/gas cooker. Space for upright fridge freezer. Plumbing and space for washing machine. Further appliance space. Wall mounted boiler serving central heating and hot water supply. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed door provides access to rear garden.

From reception hall, door to:

### **BATHROOM**

Comprising panelled bath. Wall hung wash hand basin. High level WC. Part tiled walls. Radiator. Obscure uPVC double glazed window to rear aspect.

### **FIRST FLOOR LANDING**

Access to roof space. Aluminium double glazed window to rear aspect with outlook over neighbouring area and beyond. Door to:

### **BEDROOM 1**

12'0" (3.66m) x 10'6" (3.20m). Radiator. Two aluminium framed double glazed windows to front aspect with outlook over front garden.

From first floor landing, door to:

### **BEDROOM 2**

11'4" (3.45m) x 8'0" (2.44m). Radiator. Aluminium framed double glazed window to rear aspect with outlook over rear garden, neighbouring area and beyond.

From first floor landing, door to:

### **BEDROOM 3**

8'10" (2.69m) excluding wardrobe recess x 6'8" (2.03m). Radiator. wardrobe recess. Aluminium framed double glazed window to front aspect with outlook over front garden.

### **OUTSIDE**

The property benefits from occupying a generous corner plot site with the front garden mostly laid to lawn with maturing hedgerow and flower/shrub bed. A double width driveway provides parking for two/three vehicles depending on size. Access to:

### **GARAGE**

23'4" (7.11m) x 13'2" (4.01m) x 13'10" (4.22m) maximum (irregular shape). A spacious garage with up and over door providing vehicle access. Power and light. Rear courtesy door provides access to the rear garden which is of triangular shape and consists of a concrete patio, outside light and timber shed. The rest of the garden is left to soft fruit growing and roses. The rear garden is enclosed to all sides.

### **TENURE**

Freehold

### **COUNCIL TAX**

Band B

### **DIRECTIONS**

Proceeding out of Exeter down Heavitree Fore Street continue down passing the parade of shops and petrol filling station. At the next set of traffic lights proceed straight ahead down into East Wonford Hill and take the 2<sup>nd</sup> right into Salters Road, 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 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.

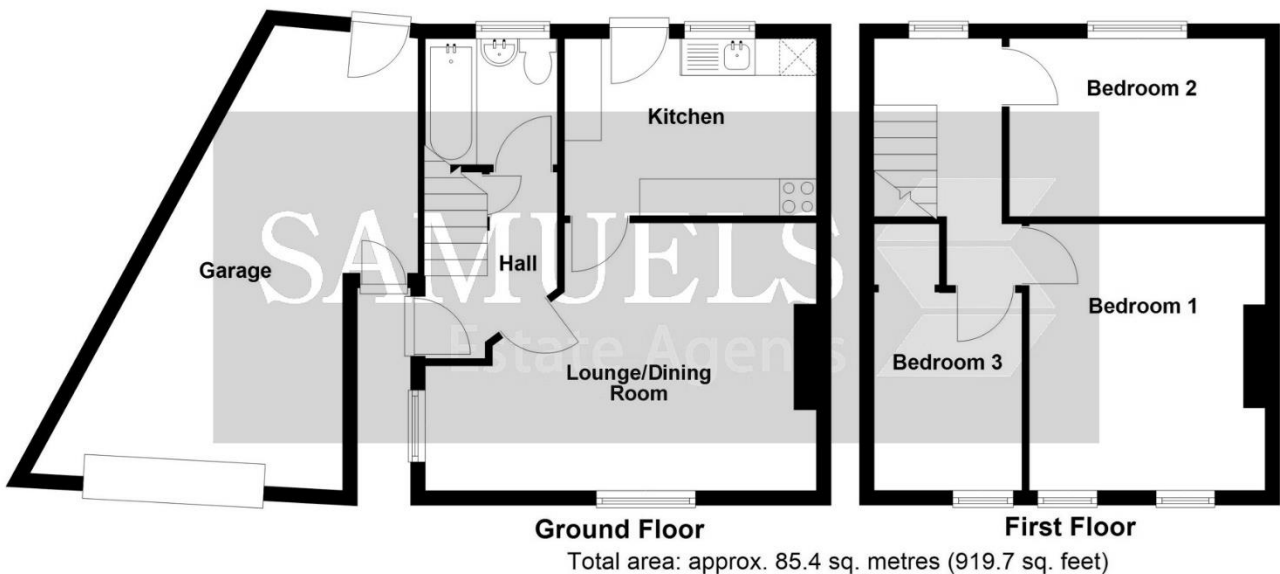
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0624/8678/AV



Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		