



**29 WEST GARTH ROAD
EXETER
DEVON
EX4 5AJ**



£450,000 FREEHOLD



A spacious much improved and extended four bedroom semi detached family home situated within this highly sought after residential location providing good access to local amenities, St Davids mainline railway station and Exeter city centre. Well proportioned accommodation arranged over three floors. Four bedrooms. Ensuite shower room to master bedroom. Modern family bathroom. Sitting room. Light and spacious modern kitchen/dining room. Utility. Cloakroom. Gas central heating. uPVC double glazing. Private driveway providing ample parking. Garage. Enclosed lawned rear garden. Fine outlook and views over neighbouring area and countryside beyond. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Covered entrance. Composite front door, with inset frosted double glazed panel, leads to:

RECEPTION HALL

Exposed wood flooring. Radiator. Cloak hanging space. Smoke alarm. Stairs rising to first floor. Understair storage cupboard housing electric consumer unit. uPVC double glazed window to side aspect. Frosted uPVC double glazed window to front aspect. Door to kitchen/dining room. Door to:

SITTING ROOM

14'4" (4.37m) x 12'4" (3.76m). A light and spacious room with exposed wood flooring. Range of exposed wood storage cupboards and shelving built into alcoves. Wood burning stove with raised hearth. Radiator. Large uPVC double glazed window to front aspect. Double opening folding doors lead to:

KITCHEN/DINING ROOM

19'4" (5.89m) x 11'10" (3.61m). Again a light and spacious room. Recently installed modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Granite effect roll edge work surfaces with tiled splashbacks. Large central island incorporating breakfast bar. Fitted oven. Four ring electric hob. 1½ bowl sink unit with single drainer and modern style mixer tap. Integrated dishwasher. Space for upright fridge freezer. Radiator. Exposed wood flooring. Larder cupboard. Ample space for table and chairs. Exposed wood flooring. Inset LED spotlights to ceiling. Smoke alarm. uPVC double glazed window to side aspect. uPVC double glazed door with matching side windows providing access and outlook to rear garden. Part glazed door leads to:

UTILITY ROOM

5'8" (1.73m) x 5'2" (1.57m). Plumbing and space for washing machine. Wood effect roll edge work surface. Fitted shelving. Part obscure uPVC double glazed door provides access to rear garden. Door to:

CLOAKROOM

Comprising WC. Wall hung wash hand basin with modern style mixer tap. Wall mounted boiler serving central heating and hot water supply. uPVC double glazed window to side aspect.

FIRST FLOOR LANDING

Exposed wood flooring. Stairs to second floor. Smoke alarm. Linen/storage cupboard with fitted shelving. uPVC double glazed window to side aspect. Door to:

BEDROOM 2

12'0" (3.66m) x 11'4" (3.45m). Exposed wood flooring. Radiator. uPVC double glazed window to rear aspect with outlook over neighbouring and countryside beyond.

From first floor landing, door to:

BEDROOM 3

12'0" (3.66m) x 11'4" (3.45m). Exposed wood flooring. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 4

7'8" (2.30m) x 7'8" (2.30m). Exposed wood flooring. Radiator. uPVC double glazed window to front aspect with outlook over neighbouring area and countryside beyond.

From first floor landing, door to:

BATHROOM

7'8" (2.30m) x 5'6" (1.68m). A modern matching white suite comprising panelled bath with modern style mixer tap, fitted mains shower unit over including separate shower attachment and tiled splashback. Wash hand basin, with modern style mixer tap, set in vanity unit with drawer space beneath and tiled splashback. Fitted mirror. Low level WC. Exposed wood flooring. Heated ladder towel rail. Extractor fan. Obscure uPVC double glazed window to rear aspect.

SECOND FLOOR LANDING

Smoke alarm. Door to:

BEDROOM 1

16'0" (4.88m) maximum x 11'10" (3.61m) maximum. Again a light and spacious room with inset LED spotlights to ceiling. Quality laminate wood effect flooring. Built in wardrobe. Access point to eaves/storage space. Radiator. uPVC double glazed double opening doors, with Juliet balcony, to rear aspect offering fabulous outlook over rear garden, neighbouring area and countryside beyond. Door to:

ENSUITE SHOWER ROOM

7'6" (2.29m) x 4'8" (1.42m). A modern matching white suite comprising double width tiled shower enclosure with toughened glass shower screen, fitted mains shower unit and tiled surround. Low level WC. Wash hand basin, with modern style mixer tap, set in vanity unit with drawer space beneath. Heated ladder towel rail. Extractor fan. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect again offering fine outlook over rear garden, neighbouring area and countryside beyond.

OUTSIDE

The property is approached via a pillared entrance leading to attractive brick paved private driveway providing parking for several vehicles. Mature flower/shrub bed. Maturing hedgerow. Steps and pathway lead to the front door with courtesy light. To the left side elevation the driveway extends with water tap and outside light and provides access to:

SINGLE GARAGE

With power and light. Up and over door providing vehicle access.

The rear garden consists of a paved patio with outside lighting and leading to a neat shaped area of lawn. Side shrub beds. To the lower end of the garden is an attractive patio and timber framed pergola. Area designated to vegetable/soft fruit growing. The rear garden is enclosed to all sides.

TENURE
Freehold

COUNCIL TAX
Band D

DIRECTIONS

From Exeter city centre clock tower roundabout Queen Street take the turning into New North Road and continue down which connects to Cowley Bridge Road. Proceed along passing the petrol filling station and take the 2nd right into West Garth Road 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 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.

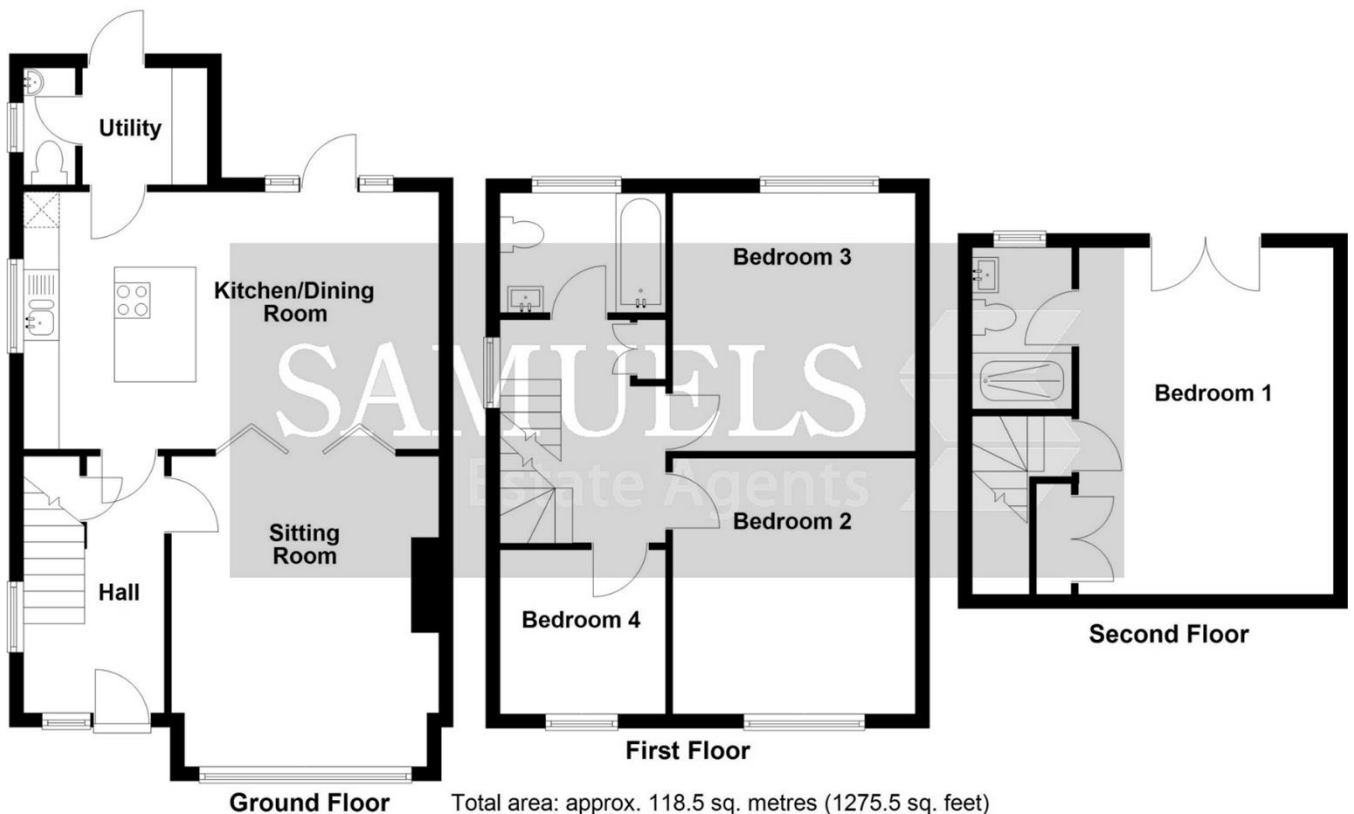
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0724/8704/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		