

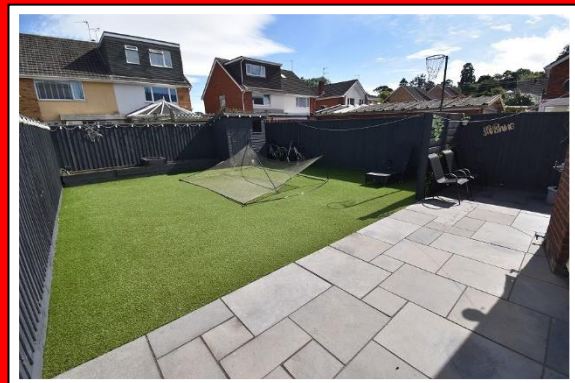
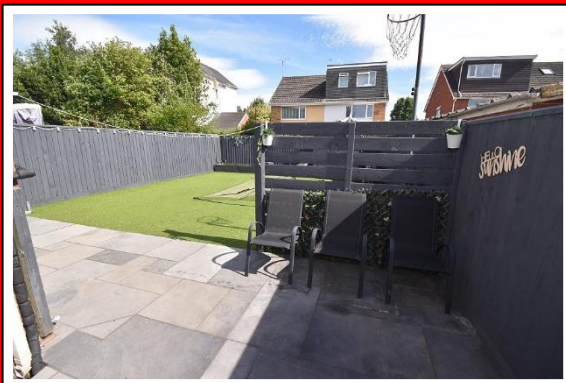


**7 REXONA CLOSE
ST THOMAS
EXETER
EX2 9JP**

PROOF COPY



£360,000 FREEHOLD



A fabulous much improved and extended four bedroom semi detached family home located within a highly desirable residential position close to local amenities, West Exe school and major link roads. Well presented living accommodation arranged over three floors. Four bedrooms. Ensuite bathroom to master bedroom. Dressing room. Modern family shower room. Spacious sitting room. Modern kitchen/dining room. Gas central heating. uPVC double glazing. Private driveway providing ample parking. Enclosed easy to maintain rear garden. A great family home. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

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

RECEPTION HALL

Stairs rising to first floor. Smoke alarm. Thermostat control panel. Cloak hanging space. Door to:

SITTING ROOM

15'2" (4.62m) x 13'6" (4.11m) excluding door recess. A light and spacious room. Fireplace recess with inset wood burning stove and raised hearth. Fitted shelving and storage cupboards into alcove. Three wall light points. Radiator. Smoke alarm. Deep understair storage cupboard housing gas and electric meters. Large uPVC double glazed window to front aspect. Feature archway opens to:

KITCHEN/DINING ROOM

15'2" (4.62m) x 9'6" (2.90m). A modern fitted kitchen comprising a range of matching grey gloss fronted base, drawer and eye level cupboards. Marble effect work surfaces with matching splashback incorporating breakfast bar. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted oven. Four ring induction hob with filter/extractor hood over. Integrated upright fridge freezer. Integrated dishwasher. Plumbing and space for washing machine. Space for table and chairs. Smoke alarm. Inset LED spotlights to ceiling. Wall mounted boiler serving central heating and hot water supply. uPVC double glazed window to side aspect. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed double opening doors providing access and outlook to rear garden.

FIRST FLOOR LANDING

Smoke alarm. Stairs rising to second floor. Door to:

BEDROOM 2

14'8" (4.47m) into wardrobe space x 9'6" (2.90m). Radiator. Range of built in wardrobes to one wall. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 3

10'2" (3.10m) x 7'2" (2.18m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 4

9'6" (2.90m) maximum x 7'8" (2.30m). Built in wardrobe. Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

SHOWER ROOM

A modern matching white suite comprising quadrant tiled shower enclosure with fitted mains shower unit. Wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Heated ladder towel rail. Obscure uPVC double glazed window to side aspect.

SECOND FLOOR LANDING

Smoke alarm. Door to:

BEDROOM 1

14'2" (4.32m) x 9'5" (2.87m). Radiator. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect with outlook over rear garden. Door leads to:

ENSUITE BATHROOM

A modern matching white suite comprising three quarter length panelled bath with modern style mixer tap, including shower attachment, and tiled splashback. Low level WC. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath and tiled splashback. Shaver point. Radiator. Inset LED spotlights to ceiling. Extractor fan.

From second floor landing, door to:

DRESSING ROOM

14'2" (4.32m) maximum x 6'2" (1.88m) maximum (part sloped ceiling). Fixed hanging rails. Two access points to eaves/storage space. Inset LED spotlights to part sloped ceiling. Double glazed Velux window to front aspect with fine outlook over neighbouring area, parts of Exeter and beyond.

OUTSIDE

Directly to the front of the property is an attractive brick paved double width driveway which extends to the side elevation providing ample parking for numerous vehicles. A side gate leads to the rear garden, which is a particular feature of the property, consisting of an attractive slate effect paved patio with external power points, lights and water tap. The rest of the garden is laid to quality artificial turf, raised flower/shrub bed and 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, O2 and Vodafone Limited - Three likely - Outdoors - EE, Three, O2 and Vodafone likely

Broadband: Standard, Superfast & Ultrafast available.
Flood Risk: River & sea – Low risk, Surface water – High Risk
Mining: No risk from mining
Council Tax: Band C

DIRECTIONS

Proceeding out of Exeter over Exe Bridge take the 1st exit left into Alphington Street which then connects to Alphington Road. Continue to the very end until reaching Sainsbury's. Turn right into Cowick Lane and proceed along taking the next right into Hatherleigh Road, next left into Shelley Close then next right into Rexona Close.

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.

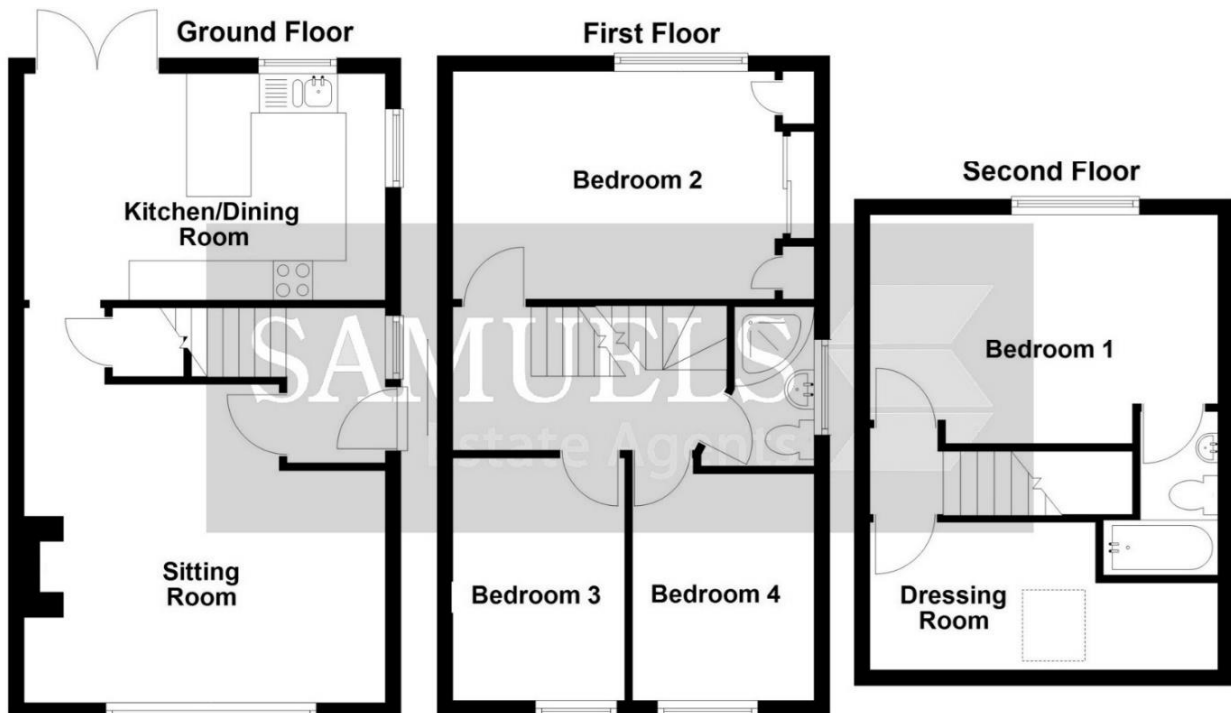
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1124/8797/AV



Total area: approx. 99.6 sq. metres (1072.6 sq. feet)

Floor plan for illustration purposes only – not to scale



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |