



**9 HERBERT ROAD
EXETER
DEVON
EX1 2UQ**

PROOF COPY



£325,000 FREEHOLD



A beautifully presented bay fronted mid terraced house occupying a highly convenient position convenient to local amenities, Polsloe Bridge railway station and Exeter city centre. Three bedrooms. First floor modern bathroom. Reception hall. Sitting room with wood burning stove. Modern kitchen/dining room. Gas central heating. uPVC double glazing. Enclosed easy to maintain rear garden with summer house/studio room. Double width private driveway providing parking for two vehicles. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Arched covered entrance leads to uPVC door, with matching obscure uPVC double glazed glass panels, to:

RECEPTION HALL

Stairs rising to first floor. Dado rail. Engineered oak wood flooring. Traditional style radiator. Understair storage cupboard with gas and electric meters. Utility cupboard with plumbing and space for washing machine and also housing boiler serving central heating and hot water supply. Door to:

SITTING ROOM

13'8" (4.17m) into recess x 12'0" (3.66m) into bay. A light and spacious room with attractive fireplace, slate hearth with wood burning stove and mantel over. Picture rail. Television aerial point. Traditional style radiator. uPVC double glazed window to front aspect.

From reception hall, door to:

KITCHEN/DINING ROOM

19'8" (5.99m) maximum into recess reducing to 14'2" (4.32m) x 9'10" (3.0m) maximum. Fitted with a range of matching base and eye level cupboards with granite effect roll edge work surfaces and matching splashback. Fitted oven. Four ring electric hob with glass splashback and filter/extractor hood over. 1½ bowl sink unit with single drainer and modern style mixer tap. Space for upright fridge freezer. Feature traditional vertical radiator. Engineered oak wood flooring. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed double opening French doors providing access and outlook to rear garden.

FIRST FLOOR LANDING

Access to roof space. Smoke alarm. Door to:

BEDROOM 1

13'0" (3.96m) into recess x 12'6" (3.81m) into bay. A light and spacious room with picture rail. Radiator. uPVC double glazed bay window to front aspect.

From first floor landing, door to:

BEDROOM 2

13'0" (3.96m) into recess x 9'10" (3.0m). Radiator. Picture rail. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 3

7'0" (2.13m) x 6'4" (1.93m). Picture rail. uPVC double glazed window to front aspect.

From first floor landing, door to:

BATHROOM

6'4" (1.93m) x 6'0" (1.83m). A refitted modern matching white suite comprising panelled bath with modern style mixer tap including shower attachment, glass shower screen and tiled splashback. Low level WC. Wash hand basin with modern style mixer tap and tiled splashback. Radiator. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is a double width driveway providing parking for two vehicles. Access to front door. The rear garden is a particular feature of the property consisting of an attractive paved patio with outside light and water tap. Retaining wall with dividing steps leading to a level area of garden laid to artificial turf for ease of maintenance. Raised shrub bed. Steps lead to a further raised paved patio with access to:

SUMMER HOUSE/STUDIO ROOM

14'0" (4.27m) x 6'2" (1.88m). An insulated room with electricity which could provide a number of uses including a work from home studio room. Glazed double opening doors. Glass paned windows to front aspect.

To the rear of the garden is a gate to a shared access path. The rear garden is enclosed to all sides.

TENURE FREEHOLD

DIRECTIONS

From Sidwell Street roundabout take the turning into Blackboy Road and at the traffic light junction proceed ahead down into Pinhoe Road. Continue down, passing the church on the right hand side, and take the 1st right into Wykes Road then 1st right into Herbert Road. The property in question will be found a short way along on the right 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 investigations 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 investigate 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.

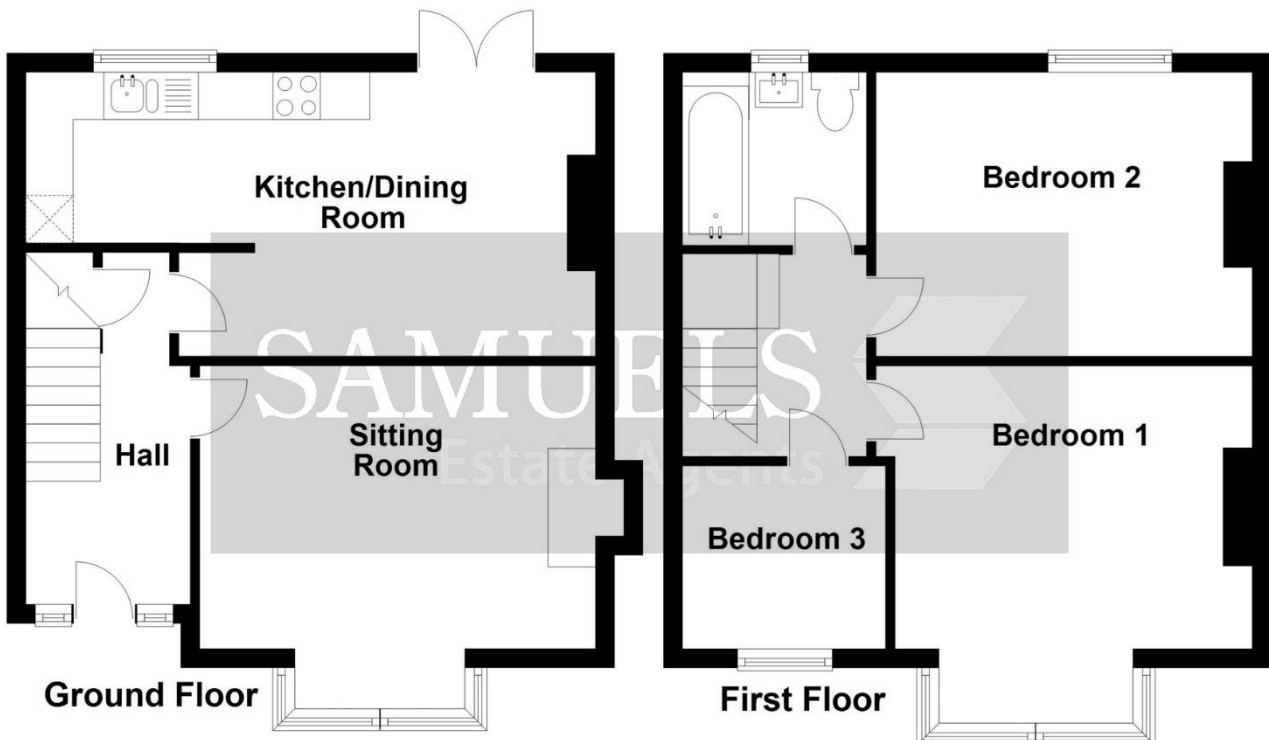
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1024/8773/AV



Total area: approx. 75.1 sq. metres (808.8 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		