

**61 OKEHAMPTON ROAD
ST THOMAS
EXETER
EX4 1EP**

PROOF COPY



£280,000 FREEHOLD



A well presented bay fronted mid terraced house occupying a highly convenient level position providing good access to local amenities, riverside walks and Exeter city centre. Three bedrooms. First floor cloakroom. Reception hall. Sitting room. Dining room. Kitchen. Ground floor study/office. Modern bathroom. Gas central heating. uPVC double glazing. Enclosed easy to maintain rear garden enjoying southerly aspect. No chain. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part obscure uPVC double glazed front door leads to:

ENTRANCE VESTIBULE

Internal door leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Smoke alarm. Door to:

DINING ROOM

11'0" (3.35m) excluding alcoves x 10'0" (3.05m). Exposed wood flooring. Radiator. Built in storage cupboards into alcoves. Understair storage cupboard. Window to rear aspect. Large square opening to:

SITTING ROOM

12'4" (3.76m) into bay x 11'5" (3.48m) into recess. Exposed wood flooring. Radiator. Tiled fireplace with wood surround and mantel over. Storage cupboard and fitted shelving into alcove. Telephone point. uPVC double glazed bay window to front aspect.

From dining room, door to:

KITCHEN

11'2" (3.40m) x 7'8" (2.30m). Fitted with a range of matching base, drawer and eye level cupboards. Wood effect work surfaces with tiled splashback. Fitted oven. Four ring electric hob with filter/extractor hood over. 1½ bowl sink unit with single drainer and modern style mixer tap. Space for upright fridge freezer. Plumbing and space for washing machine. Radiator. Windows to side aspect. Door to:

BATHROOM

8'4" (2.54m) x 4'10" (1.47m). A matching white suite comprising panelled bath with fitted mains shower unit and tiled splashback. Wash hand basin with tiled splashback. Low level WC. Radiator. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to rear aspect.

From kitchen, glass panelled door leads to:

OFFICE/STUDY

11'0" (3.35m) x 6'6" (1.98m). Power and light. Window and door providing access and outlook to rear garden.

FIRST FLOOR HALF LANDING

Door to:

BEDROOM 3

7'8" (2.30m) x 7'6" (2.29m) maximum. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor half landing, door to:

CLOAKROOM

Comprising low level WC. Wash hand basin with tiled splashback. Extractor fan. Wall mounted boiler serving central heating and hot water supply.

FIRST FLOOR FULL LANDING

Access to roof space. Door to:

BEDROOM 2

10'0" (3.05m) x 9'6" (2.90m) into recess. Radiator. uPVC double glazed window to rear aspect.

From first floor landing, door to:

BEDROOM 1

15'0" (4.57m) into recess x 10'6" (3.20m). Radiator. Two uPVC double glazed windows to front aspect.

OUTSIDE

To the front of the property is a raised crazy paved area of garden. Pillared entrance with dividing pathway and steps leading to the front door. The rear garden enjoys a southerly aspect and is mostly laid to artificial turf for ease of maintenance. Timber shed/bike store. Raised shrub bed. External power point and light. Enclosed to all sides. A rear gate provides pedestrian access.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE, Three, O2 and Vodafone voice and data limited

Mobile: Outdoors – EE, Three, O2 and Vodafone voice and data likely

Broadband: Standard, Superfast & Ultrafast available.

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

Mining: No risk from mining

Council Tax: Band B

DIRECTIONS

Proceeding out of Exeter over Exe Bridge take the 3rd exit left into Okehampton Street and continue along, under the railway bridge, which connects to Okehampton Road. Proceed along and the property will be found on 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 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.

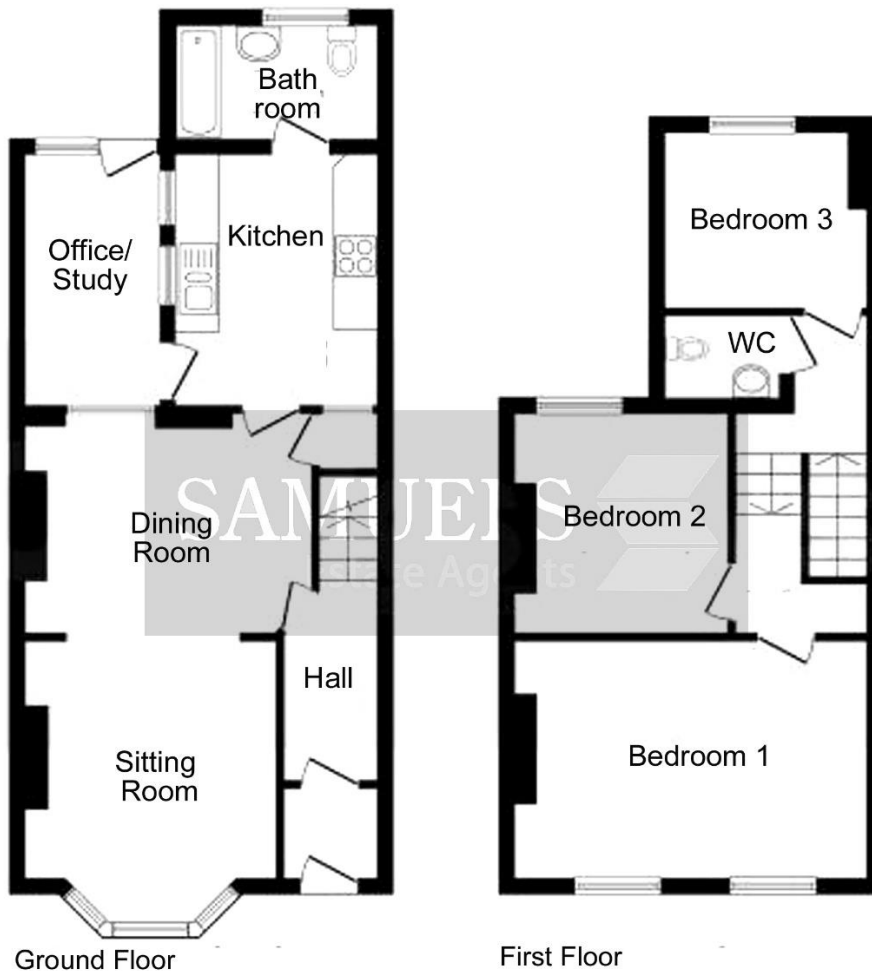
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0125/8834/AV



Total Floor Area: 95.5 sq.m. (1,028 sq. ft.)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		