



**3 HARDY ROAD  
EXETER  
DEVON  
EX2 5QB**

PROOF COPY



**£500,000 FREEHOLD**



**A deceptively spacious extended detached family home occupying a little known cul-de-sac position providing great access to local amenities, popular schools and major link roads. Well proportioned family living accommodation. Four/five good size bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Large sitting room. Separate dining room. Conservatory. Well proportioned kitchen/breakfast room. Ground floor cloakroom. Ground floor office/family room/bedroom five. Brick paved triple width private driveway. Garage. Enclosed rear garden. A great family home. Viewing highly recommended.**

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

uPVC double glazed double opening doors lead to:

### **ENCLOSED ENTRANCE PORCH**

Tiled floor. Meter cupboard. Cloak hanging space. Courtesy light. uPVC double glazed window to side aspect. Obscure uPVC double glazed door to:

### **RECEPTION HALL**

Radiator. Telephone point. Laminate wood effect flooring. Stairs rising to first floor. Understair storage cupboard. Cloak hanging space. Smoke alarm. Obscure glass panelled door leads to:

### **SITTING ROOM**

15'2" (4.62m) x 12'0" (3.66m). A spacious room. Engineered oak wood flooring. Radiator. Limestone effect fireplace with raised hearth, inset living flame effect electric fire and mantel over. Further radiator. Television aerial point. Telephone point. uPVC double glazed window to front aspect. Obscure glass panelled double opening doors lead to:

### **DINING ROOM**

12'0" (3.66m) x 10'0" (3.05m). Engineered oak wood flooring. Radiator. Obscure glass panelled door leads to reception hall. uPVC double glazed double opening doors, with matching full height side windows, provide access to:

### **CONSERVATORY**

13'0" (3.96m) maximum x 9'4" (2.84m) maximum. A quality fitted conservatory with dwarf wall. Engineered oak wood flooring. Power and light. Pitched polycarbonate roof. uPVC double glazed windows and double opening doors providing access and outlook to rear garden.

From reception hall, obscure glass panelled door leads to:

### **FAMILY ROOM/OFFICE/BEDROOM 5**

14'4" (4.37m) x 8'8" (2.64m). A great room to provide a number of uses. Radiator. uPVC double glazed window to front aspect.

From reception hall, door to:

### **CLOAKROOM**

A modern matching white suite comprising low level WC. Wall hung wash hand basin with modern style mixer tap. Tiled floor. Half height tiled wall surround. Radiator. Obscure uPVC double glazed window to rear aspect.

From reception hall, door to:

### **KITCHEN/BREAKFAST ROOM**

18'2" (5.54m) x 13'6" (4.11m). A well proportioned room. A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Granite effect work surfaces with matching splashback incorporating breakfast bar. 1½ bowl sink unit with single drainer and modern style mixer tap. Space for range cooker with double width filter/extractor hood over. Integrated washing machine. Integrated upright fridge freezer. Integrated microwave grill. Wall mounted boiler serving central heating and hot water supply. Space for table and chairs. Feature vertical radiator. Inset LED spotlights to ceiling. Television aerial point. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed door provides access and outlook to rear garden. Door to garage.

### **FIRST FLOOR LANDING**

Access to roof space. Smoke alarm. Linen cupboard with fitted shelving. Door to:

### **BEDROOM 1**

13'2" (4.01m) into wardrobe space x 10'8" (3.25m). Radiator. Range of built in wardrobes to one wall providing hanging and shelving space. Laminate wood effect flooring. uPVC double glazed window to front aspect. Door to:

### **ENSUITE SHOWER ROOM**

A modern matching white suite comprising double length tiled shower enclosure with fitted mains shower unit. Low level WC with concealed cistern. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Tiled floor. Tiled wall surround. Shaver point. Extractor fan. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to rear aspect.

From first floor landing, door to:

### **BEDROOM 2**

12'4" (3.76m) x 11'0" (3.35m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 3**

16'0" (4.88m) x 7'4" (2.54m) excluding wardrobe space. Radiator. Built in wardrobe. Two uPVC double glazed windows to front aspect.

From first floor landing, door to:

### **BEDROOM 4**

9'2" (2.79m) excluding wardrobe space x 8'8" (2.64m). Built in wardrobe. Radiator. uPVC double glazed window to side aspect.

From first floor landing, door to:

### **BATHROOM**

11'8" (3.56m) x 6'4" (1.93m). A modern matching white suite comprising free standing modern style roll top bath with traditional style mixer tap including shower attachment. Large quadrant tiled enclosure with fitted mains shower unit. Wash hand basin, with modern style mixer tap, set in vanity unit with drawer and storage cupboards beneath. Low level WC. Tiled floor. Tiled wall surround. Heated ladder towel rail. Extractor fan. Shaver point. Obscure uPVC double glazed window to rear aspect.

### **OUTSIDE**

Directly to the front of the property is a neat shaped area of lawn with flower/shrub bed. Access to front door. Attractive triple width brick paved private driveway provides parking for three vehicles part of which provides access to:

### **GARAGE**

16'6" (5.03m) x 9'0" (2.74m). Power and light. Up and over door providing vehicle access. Pitch roof providing additional storage space. Rear courtesy door provides access to property.

To the right side elevation of the property is a side gate and pathway leading to the rear garden which consists of a good size raised timber decked terrace with outside lighting and water tap and leading to an attractive paved patio. Neat shaped area of lawn. Timber shed. Side shrub borders stocked with a variety of maturing shrubs, plants and hedgerow. The rear garden is enclosed to all sides.

**TENURE**

Freehold

**COUNCIL TAX**

Band E

**DIRECTIONS**

From Paris Street roundabout take the turning into Heavitree Road and proceed along passing Waitrose supermarket. to the traffic light crossroad junction and proceed straight ahead down into Heavitree Fore Street. Continue down, passing the parade of shops, proceed into East Wonford Hill and at the traffic light junction at the bottom of the hill bear left and continue straight ahead into Honiton Road. At the next set of traffic lights bear right and continue up the hill taking the 2<sup>nd</sup> right into Byron Road then 1<sup>st</sup> left into Hardy Road.

**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.

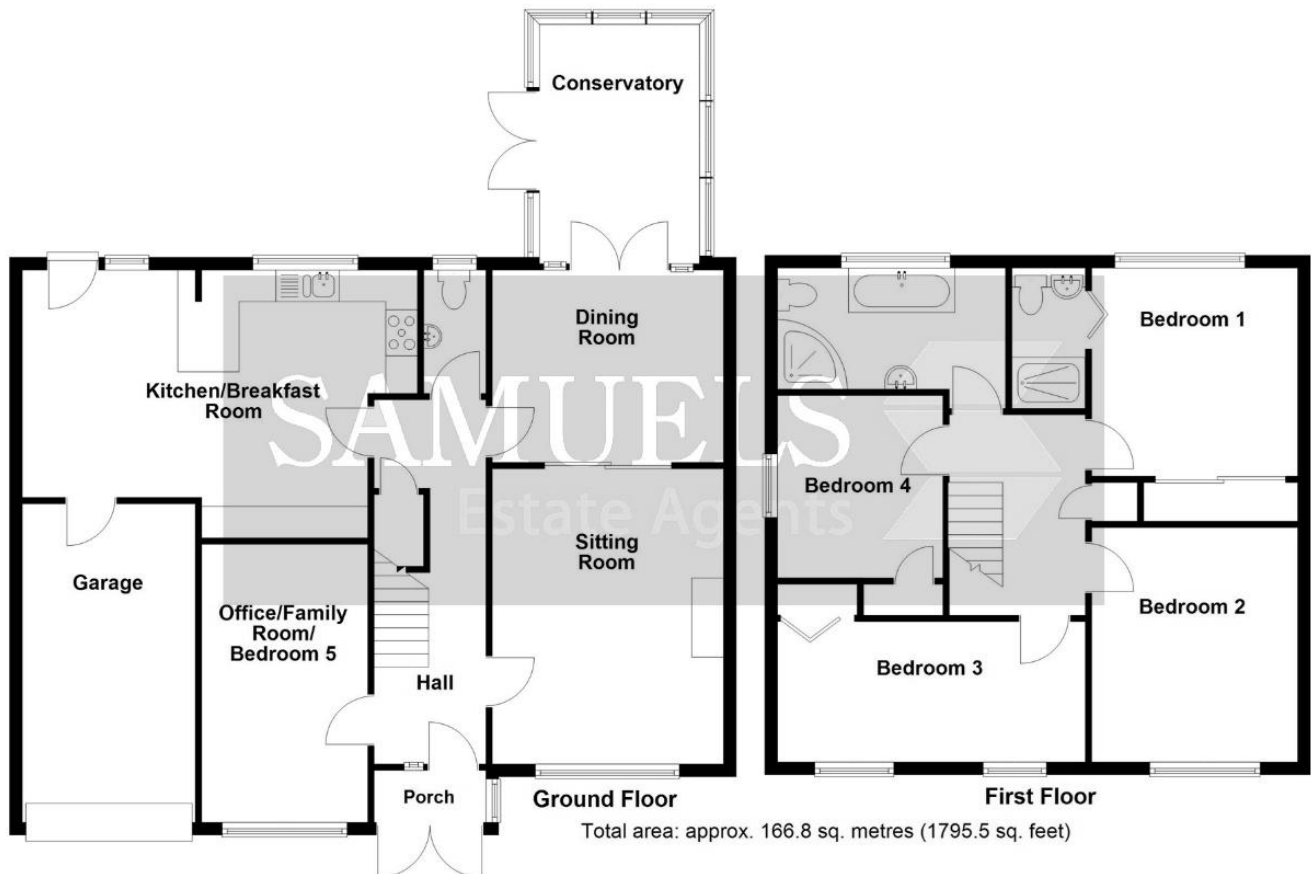
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

**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/1124/8792/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		