



**21 BARRACK ROAD  
HEAVITREE  
EXETER  
EX2 5ED**



**£400,000 FREEHOLD**



**An opportunity to acquire a beautifully presented characterful bay fronted mid terraced house occupying a highly convenient position providing good access to local amenities, popular schools and Royal Devon & Exeter hospital. Well proportioned family living accommodation. Three good size bedrooms. First floor modern bathroom. Reception hall. Sitting room with wood burning stove. Dining room. Fabulous light and spacious modern kitchen/breakfast/family room. Gas central heating. uPVC double glazing. Attractive enclosed brick paved rear garden. Highly convenient position. A great family home. Viewing highly recommended.**

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

Attractive composite front door, with inset obscure lead effect double glazed panel, leads to:

### **ENTRANCE VESTIBULE**

Exposed wood flooring. Original coving. Glass panelled internal door leads to:

### **RECEPTION HALL**

Exposed wood flooring. Radiator. Stairs rising to first floor. Door opening to:

### **DINING ROOM**

12'5" (3.78m) into recess x 11'4" (3.45m). Exposed wood flooring. Fireplace recess. Picture rail. Radiator. Large square opening to:

### **SITTING ROOM**

13'4" (4.06m) into bay x 11'5" (3.48m) into recess. A characterful room. Exposed wood flooring. Exposed brick chimney recess with raised hearth, inset wood burning stove, fire surround and mantel over. Picture rail. Original coving. Fitted shelving into alcove. Feature vertical radiator. uPVC double glazed sash bay window to front aspect.

From reception hall, glass panelled door leads to:

### **KITCHEN/BREAKFAST/FAMILY ROOM**

15'2" (4.62m) x 12'10" (3.91m) maximum. A fabulous light and spacious room. Quality modern fitted kitchen comprising an extensive range of matching base, drawer and eye level cupboards with concealed lighting. Wood effect work surfaces with tiled splashbacks. Ceramic 1½ bowl sink unit with single drainer and modern style mixer tap including water filter tap. Integrated upright fridge freezer. Larder cupboard. Fitted range cooker with double width filter/extractor hood over. Exposed wood flooring. Feature vertical radiator. Wall mounted concealed boiler serving central heating and hot water supply (installed 1<sup>st</sup> December 2022). Inset LED spotlights to ceiling. Part pitched double glazed roof. Opening to:

### **DINING ROOM**

uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed door, with matching full height side window, provides access and outlook to rear garden. Door leads to:

### **UTILITY CUPBOARD.**

Plumbing and space for washing machine. Fitted work surface housing wash hand basin with modern style mixer tap and tiled splashback. Fitted shelving. Additional storage cupboard.

### **FIRST FLOOR HALF LANDING**

Exposed wood flooring. Door to:

### **BEDROOM 3**

9'0" (2.74m) x 8'2" (2.49m) excluding door recess. Exposed wood flooring. Traditional style radiator. Access, via pull down aluminium ladder, to insulated and part boarded roof space with electric light (offering great scope for conversion subject to necessary consents). uPVC double glazed sash window to rear aspect with outlook over rear garden.

From first floor half landing, part frosted glass panelled door leads to:

### **BATHROOM**

A matching white suite comprising panelled bath with traditional style mixer tap including shower attachment. Wash hand basin. Low level WC. Tiled wall surround. Heated ladder towel rail. Tiled floor. Inset LED spotlights to ceiling. uPVC double glazed window to side aspect.

### **FIRST FLOOR FULL LANDING**

Exposed wood flooring. Access to roof space. Linen cupboard. Door to:

### **BEDROOM 2**

11'5" (3.48m) x 9'8" (2.95m). Radiator. Exposed wood flooring. Built in wardrobe. uPVC double glazed sash window to rear aspect.

From first floor full landing, door to:

### **BEDROOM 1**

14'0" (4.27m) excluding recess x 13'8" (4.17m) into bay. A fabulous light and spacious room with exposed wood flooring. Built in wardrobe. Radiator. uPVC double glazed sash bay window to front aspect with outlook over neighbouring area and beyond.

### **OUTSIDE**

To the front of the property is a small walled area of garden laid to decorative stone chippings stocked with various maturing shrubs including prickly pear tree and two climbing Wisteria. Decorative pathway and steps lead to the front door. The rear garden is a particular feature of the property consisting of an attractive brick paved patio. Raised shrub beds with maturing Wisteria, Acer tree and Palm. Additional patio with outside light and water tap. Enclosed to all sides whilst 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 and Vodafone voice & data limited, O2 voice likely & data limited

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

Broadband: Standard, Superfast & Ultrafast available.

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

Mining: No risk from mining

Council Tax: Band C (Exeter)

## DIRECTIONS

From Paris Street roundabout take the turning into Heavitree Road and continue along passing Waitrose supermarket. At the next set of traffic lights turn right into Barrack 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 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.

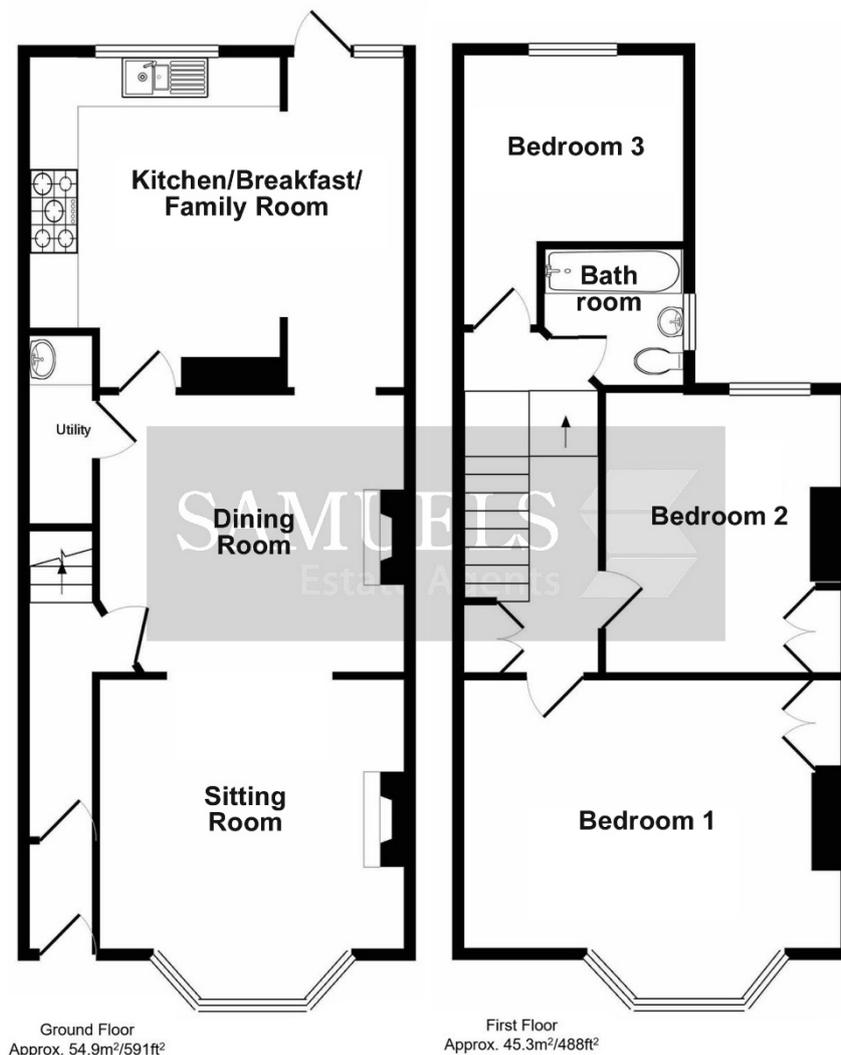
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0625/8974/AV





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		