



**34 LONSDALE ROAD  
HEAVITREE  
EXETER  
EX1 3DP**



**GUIDE PRICE £325,000 FREEHOLD**



**A rare opportunity to acquire a deceptively spacious semi detached chalet style bungalow located within this highly sought after residential area within close proximity to local amenities and Heavitree park. Reception hall. Three/four bedrooms. Sitting room. Kitchen/breakfast room. Separate dining room/bedroom two. Ground floor shower room. Separate cloakroom. Gas central heating. uPVC double glazing. Private driveway. Garage. Good size enclosed rear garden enjoying south westerly aspect. No chain. Viewing recommended.**

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

Part obscure lead effect double glazed composite door leads to:

### **RECEPTION HALL**

Radiator. Smoke alarm. Storage cupboard housing gas meter, electric meter, consumer unit and fitted shelving. Airing/linen cupboard with fitted shelving and electric bar heater with additional storage cupboard over. Door to:

### **SITTING ROOM**

16'0" (4.88m) maximum x 10'5" (3.18m) excluding door recess. Radiator. Living flame effect electric fire and raised hearth. Television aerial point. Stairs rising to first floor. Large uPVC double glazed window to rear aspect with outlook over rear garden.

From reception hall, door to:

### **KITCHEN/BREAKFAST ROOM**

12'5" (3.78m) x 9'4" (2.84m) maximum. Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. 1½ bowl sink unit with single drainer and mixer tap. Space for electric cooker. Plumbing and space for washing machine. Space for upright fridge freezer. Space for table and chairs. Radiator. Storage cupboard also housing boiler serving central heating and hot water supply. uPVC double glazed window to rear aspect with outlook over rear garden. Obscure uPVC double glazed door provides access to rear garden.

From reception hall, door to:

### **BEDROOM 1**

12'10" (3.91m) x 10'5" (3.18m) excluding door recess. Radiator. uPVC double glazed window to front aspect.

From reception hall, door to:

### **BEDROOM 2/DINING ROOM**

12'5" (3.78m) x 7'10" (2.39m). Radiator. uPVC double glazed window to front aspect.

From reception hall, door to:

### **SHOWER ROOM**

Comprising double length shower enclosure with toughened glass screen and fitted electric shower unit. Wash hand basin. Radiator. Part tiled walls. Obscure uPVC double glazed window to side aspect.

From reception hall, door to:

### **SEPARATE CLOAKROOM**

Low level WC. Half height tiled walls surround. Obscure uPVC double glazed window to side aspect.

From sitting room, wooden open plan staircase leads to:

### **FIRST FLOOR LANDING**

Smoke alarm. Door to:

### **BEDROOM 3**

11'8" (3.56m) x 5'6" (1.68m) excluding recess (part sloped ceiling). uPVC double glazed window to side aspect. Door providing access to loft space.

From first floor landing, door to:

### **BEDROOM 4**

11'10" (3.61m) x 5'6" (1.68m) maximum (part sloped ceiling). Access to eaves/storage space. uPVC double glazed window to side aspect.

### **OUTSIDE**

To the front of the property is an area of garden well stocked with a variety of maturing shrubs, plants and bushes. Pillared entrance with double opening gates lead to a private driveway in turn providing access to **single garage**. Access to front/side door with courtesy light and water tap. Between the garage and property is a side gate and pathway providing access to the rear garden which enjoys a south westerly aspect and mostly laid to lawn with patio, greenhouse and timber shed. Maturing shrubs and fir trees.

### **TENURE**

Freehold

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE, O2 and Vodafone voice & data likely, Three voice & data limited  
Mobile: Outdoors – EE, Three, O2 and Vodafone voice & data likely  
Broadband: Standard & Ultrafast available.  
Flood Risk: River & sea – Very low risk, Surface water – High risk  
Mining: No risk from mining  
Council Tax: Band C

### DIRECTIONS

Proceeding out of Exeter down Heavitree Fore Street continue down passing the parade of shops and petrol filling station and at the next set of traffic lights turn left into Whipton Lane. Proceed along taking the 2<sup>nd</sup> right into Lonsdale Road, the property in question will be found towards the end of this road 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 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.

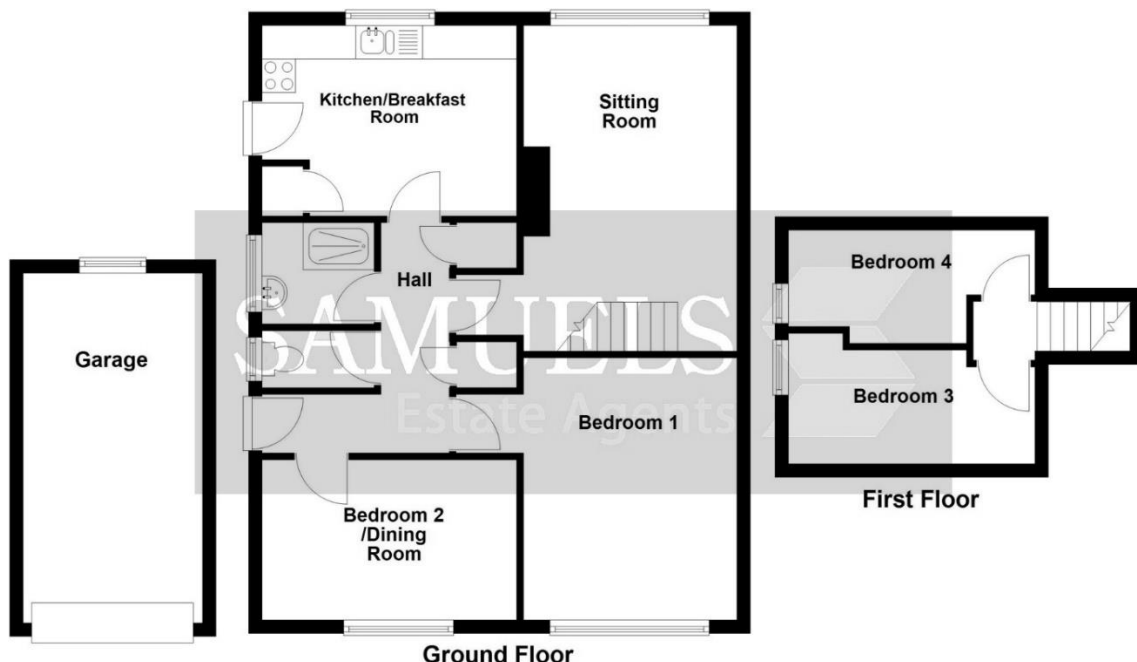
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

### 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/0924/8744/AV**



Total area: approx. 90.8 sq. metres (976.9 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		