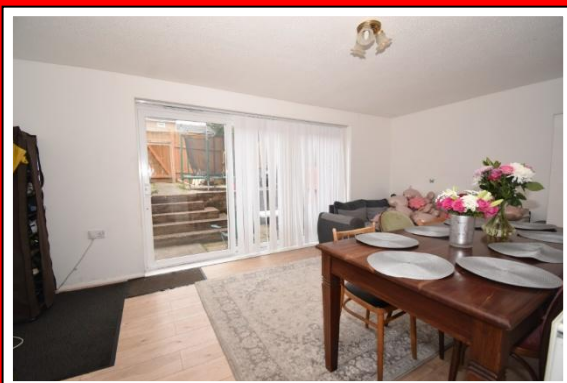




**72 KING ARTHURS ROAD
BEACON HEATH
EXETER
EX4 9ED**



£230,000 FREEHOLD



A well presented end terraced family home occupying a delightful pedestrianised position within close proximity to local amenities, schools and bus service into Exeter city centre. Spacious living accommodation. Three bedrooms. First floor bathroom with separate cloakroom. Reception hall. Light and spacious lounge/dining room. Well proportioned kitchen/breakfast room. Gas central heating. uPVC double glazing. Enclosed rear garden. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Covered entrance. Part obscure uPVC double glazed front door leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Electric consumer unit. Smoke alarm. Large understair recess. Cloak hanging space. Doorway opens to:

LOUNGE/DINING ROOM

17'8" (5.38m) x 10'8" (3.25m). A light and spacious room. Laminate wood effect flooring. Radiator. Large uPVC double glazed sliding patio door, with matching side panels, provides access and outlook to rear garden.

From reception hall, door to:

KITCHEN/BREAKFAST ROOM

12'6" (3.81m) x 11'8" (3.56m). A spacious room fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces with tiled splashbacks. 1½ bowl sink unit with single drainer and modern style mixer tap. Space for electric/gas cooker. Plumbing and space for washing machine. Further appliance space. Space for upright fridge freezer. Space for table and chairs. Wall mounted boiler serving central heating and hot water supply. Deep storage cupboard. Feature vertical radiator. uPVC double glazed window to front aspect.

FIRST FLOOR LANDING

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

BEDROOM 1

11'10" (3.61m) x 10'6" (3.20m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden. Feature archway leads to wardrobe recess with two built in double wardrobes.

From first floor landing, door to:

BEDROOM 2

9'0" (2.74m) x 8'2" (2.49m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 3

8'4" (2.54m) x 7'0" (2.13m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BATHROOM

A matching white suite comprising panelled bath with mixer tap including shower attachment, fitted electric shower unit and tiled splashback. Wash hand basin with tiled splashback. Heated ladder towel rail. Obscure uPVC double glazed window to front aspect.

From first floor landing, door to:

SEPARATE CLOAKROOM

Comprising low level WC. Obscure uPVC double glazed window to front aspect.

OUTSIDE

To the front of the property is an area of lawned garden with maturing tree. Steps and pathway lead to the front door with storage cupboard. To the rear of the property is an enclosed garden laid to paving. Retaining wall with steps leading to a raised area of garden laid to decorative stone chippings and crazy paving. The rear garden is 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 – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Mining: No risk from mining

Council Tax: Band B (Exeter)

DIRECTIONS

From Sidwell Street roundabout take the turning into Old Tiverton Road and at the roundabout take the 3rd exit right onto Prince Charles Road and continue along. At the next roundabout take the 1st exit left onto Calthorpe Road which then connects to Beacon Lane and continue along to the next roundabout taking the 1st exit left into King Arthurs Road. Continue up this road and the property in question will be found on the right hand side occupying a pedestrianised position set back from the 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 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.

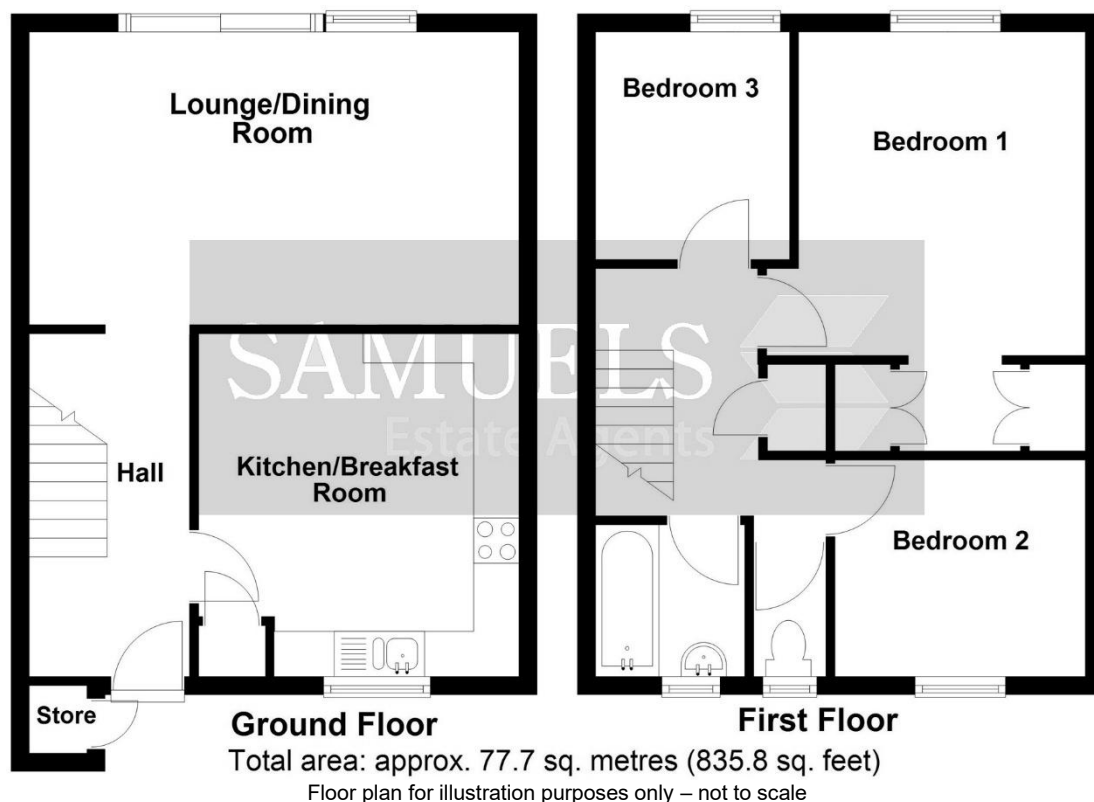
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0925/9035/AV





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		