

**25 CANON WAY
ALPHINGTON
EXETER
EX2 8FP**

PROOF COPY



£250,000 FREEHOLD



A delightful two bedroom mid terraced house occupying a cul-de-sac position within this popular residential development providing good access to local amenities and major link roads. Two double bedrooms. First floor refitted modern shower room. Inner hallway. Lounge/dining room. Kitchen. Gas central heating. uPVC double glazing. Enclosed rear garden enjoying south westerly aspect. Private allocated parking space. Ideal first time buy/investment purchase. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

uPVC front door, with inset obscure double glazed panels, leads to:

ENTRANCE HALL

Electric consumer unit. Fitted shelf. Telephone point. Cupboard housing gas and electric meters. Archway opens to:

INNER HALLWAY

Radiator. Stairs rising to first floor. Thermostat control panel. Feature archway opens to:

KITCHEN

11'8" (3.56m) x 5'10" (1.78m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. Single drainer sink unit with mixer tap. Space for electric/gas cooker with filter/extractor hood over. Space for upright fridge freezer. Plumbing and space for washing machine. Upright storage cupboard. Wall mounted concealed combination boiler serving central heating and hot water supply. uPVC double glazed window to front aspect.

From inner hallway, open plan to:

LOUNGE/DINING ROOM

13'2" (4.01m) x 11'10" (3.61m) excluding inner hallway space. Radiator. Contemporary modern fireplace with raised hearth and inset living flame effect electric fire. Television aerial point. Telephone point. uPVC double glazed double opening doors providing access and outlook to rear garden.

FIRST FLOOR LANDING

Smoke alarm. Radiator. Access to roof space. Door to:

BEDROOM 1

11'10" (3.61m) maximum into wardrobe space x 9'0" (2.74m). Radiator. Range of built in wardrobes to one wall providing hanging, shelving and drawer space. Radiator. uPVC double glazed window to rear aspect.

From first floor landing, door to:

BEDROOM 2

11'10" (3.61m) maximum into wardrobe space x 9'2" (2.79m). Built in double wardrobe. Radiator. Deep built in storage cupboard/wardrobe with fitted shelving. Two uPVC double glazed windows to front aspect.

From first floor landing, door to:

SHOWER ROOM

A refitted modern matching white suite comprising double length tiled shower enclosure incorporating drying area with toughened glass shower screen and fitted mains shower unit. Low level WC. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Heated ladder towel rail. Tiled floor. Tiled wall surround. Extractor fan.

OUTSIDE

To the front of the property is an area of garden laid to decorative stone chippings for ease of maintenance. Pathway and steps lead to the front door with courtesy light. The rear garden enjoys a south westerly aspect and consists of a paved patio. Neat retaining wall with central steps leading to an area of garden laid to artificial turf with various maturing shrubs and plants. To the top end of the garden is a timber shed. The property also benefits from a private allocated parking space which is situated close by.

TENURE FREEHOLD

MATERIAL INFORMATION

Construction Type: Timber framed and Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE, O2 and Vodafone voice and data limited, Three no voice or data

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 – Very Low risk

Mining: No risk from mining

Council Tax: Band B (Exeter)

DIRECTIONS

Proceeding out of Exeter along Alphington Road continue to the end of this road by Sainsbury's and bear left onto Church Road. At the roundabout take the 3rd exit and proceed along, just before the church bear left onto Dawlish Road and continue along where Canon Way will be found 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 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.

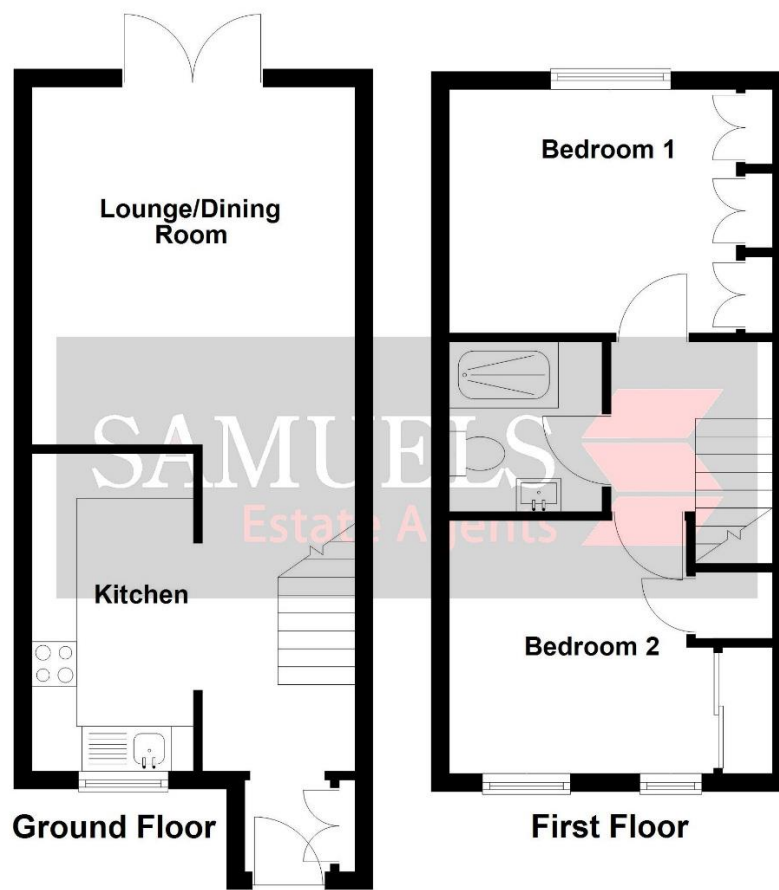
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0325/8873/AV



Total area: approx. 56.5 sq. metres (608.4 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		