

**27 WARWICK ROAD  
HEAVITREE  
EXETER  
EX1 3EY**



**£375,000 FREEHOLD**



**An attractive 1930's style semi detached family home occupying a highly convenient position providing good access to local amenities, popular schools, major link roads and bus service into Exeter city centre. Well proportioned living accommodation. Three bedrooms. First floor bathroom. Reception hall. Sitting room. Spacious kitchen/dining room. Private driveway. Detached garage. Good size enclosed lawned rear garden enjoying a high degree of privacy. Desirable residential location. No chain. Viewing highly recommended.**

## ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part obscure uPVC double glazed front door leads to:

### RECEPTION HALL

Radiator. Laminate wood effect flooring. Stairs leading to first floor. Cloaks hanging space. Smoke alarm. Understair storage cupboard housing electric meter, gas meter and fuse box. uPVC double glazed window to side aspect. Door to:

### SITTING ROOM

15'6" (4.72m) into bay x 12'6" (3.81m) into recess. A light and spacious room. Radiator. Tiled fireplace with inset living flame effect gas fire. Storage cupboard, drawers and shelving built into alcove. Television aerial point. Range of storage cupboards built into bay. Double opening doors lead to kitchen/dining room. uPVC double glazed bay window to front aspect.

From reception hall, door to:

### KITCHEN/DINING ROOM

18'6" (5.64m) x 12'0" (3.66m). A well proportioned 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 mixer tap. Fitted oven. Four ring gas hob with filter/extractor hood over. Plumbing and space for washing machine. Space for upright fridge freezer. Upright storage cupboards. Two display shelved cupboards. Wall mounted concealed boiler serving central heating and hot water supply (installed 2025). Radiator. Larder cupboard. Ample space for table and chairs. Part glass panelled door providing access to side elevation. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed double opening doors providing access and outlook to rear garden.

### FIRST FLOOR LANDING

Access to roof space. Smoke alarm. uPVC double glazed window to side aspect. Door to:

### BEDROOM 1

12'10" (3.91m) x 10'6" (3.20m) into recess. Radiator. Two built in wardrobes either side of chimney breast. Laminate wood effect flooring. uPVC double glazed window to front aspect with outlook over neighbouring area and beyond.

From first floor landing, door to:

### BEDROOM 2

12'2" (3.71m) x 10'4" (3.15m). Built in double wardrobe. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### BEDROOM 3

9'6" (2.90m) maximum x 7'10" (2.39m) maximum over raised stairwell. Radiator. Built in double bed unit. uPVC double glazed window to front aspect with outlook over neighbouring area and beyond.

From first floor landing, door to:

### BATHROOM

8'10" (2.69m) x 8'0" (2.44m). A matching white suite comprising panelled bath with fitted electric shower unit over. Wash hand basin set in vanity unit with cupboard and drawer space beneath. Fitted mirror. Medicine cabinet. Pelmet lighting. Low level WC with concealed cistern. Radiator. Linen cupboard with fitted shelving. Inset LED spotlights to ceiling. Extractor fan. Two obscure uPVC double glazed windows to side aspect. Additional uPVC double glazed window to rear aspect.

### OUTSIDE

The property is approached via a pillared entrance leading to a private driveway providing ample parking in turn providing access to:

### DETACHED GARAGE

16'4" (4.98m) x 8'6" (2.59m). With power and light. Up and over door providing vehicle access. Window to rear aspect.

To the front of the property is a neat shaped area of lawn with surrounding hedgerow stocked with a variety of shrubs, plants and trees. Pathway and steps lead to front door with courtesy light.

From the driveway a side gate leads to the rear garden, which is a particular feature of the property, consisting of a raised decked terrace with outside light and water tap leading to a good size lawned garden stocked with a variety of maturing shrubs, plants, hedgerow and maturing trees.

### 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 D (Exeter)

### DIRECTIONS

Proceeding out of Exeter down Heavitree Fore Street continue down passing the parade of shops and petrol filling station. At the next set of traffic lights continue straight ahead down into East Wonford Hill, bear left which connects to Honiton Road and proceed along taking the left hand turning into Warwick Road and the property in question will be found a short way along 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 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.

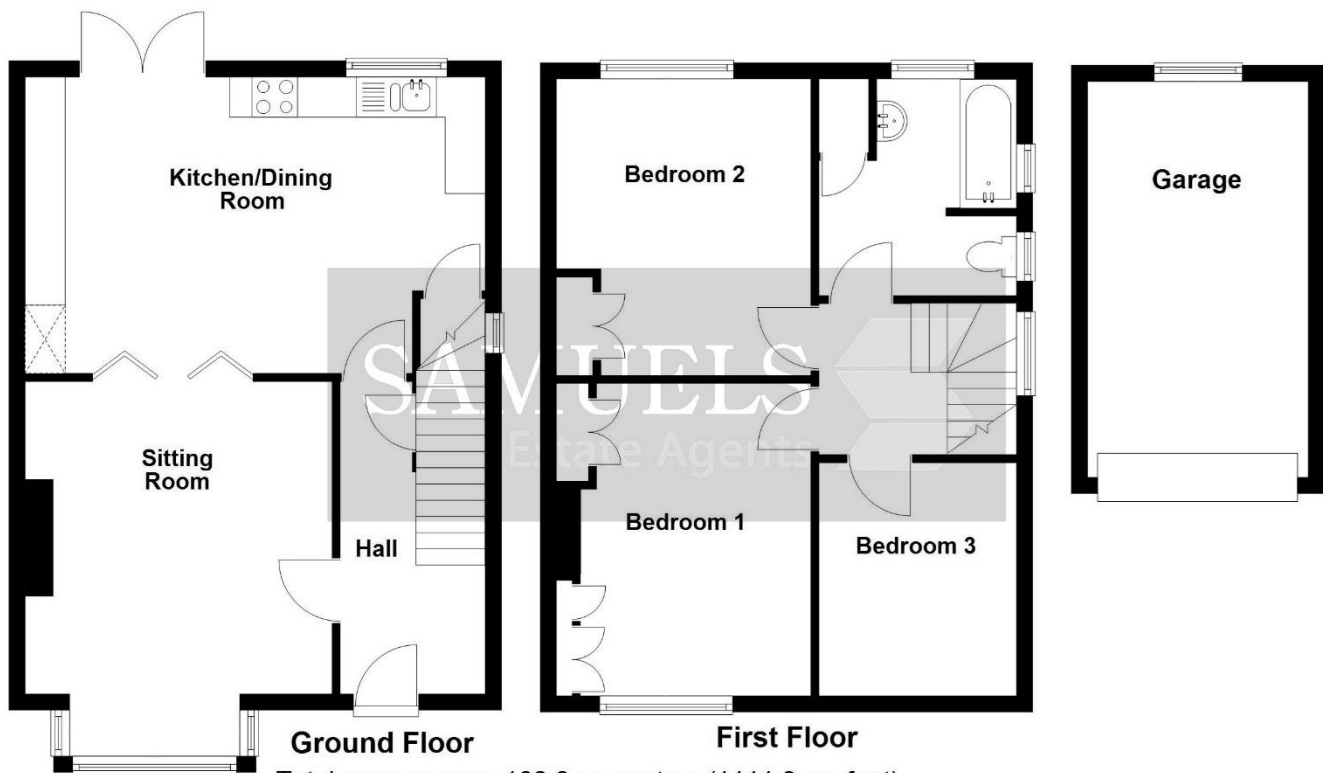
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0126/9115/AV



Total area: approx. 103.3 sq. metres (1111.9 sq. feet)

Floor plan for illustration purposes only – not to scale





Awaiting Photograph of Kitchen

Awaiting Additional Photograph of Kitchen



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		