



**66 OLD BAKERY CLOSE
EXETER
DEVON
EX4 2UZ**

PROOF COPY



GUIDE PRICE £350,000- £360,000 FREEHOLD



A well appointed modern three storey town house occupying a lovely level position with fine outlook and views over neighbouring riverside. Three good size bedrooms. Ensuite shower room to master bedroom. Family bathroom. Spacious first floor sitting room. Reception hall. Ground floor cloakroom. Kitchen/breakfast room. Good size dining room incorporating utility area. Gas central heating. uPVC double glazing. Enclosed easy to maintain rear garden. Private double width driveway. Highly sought after residential location convenient to local amenities, St Davids mainline railway station, Exeter city centre and riverside walks. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

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

RECEPTION HALL

Oak wood flooring. Radiator. Stairs rising to first floor. Smoke alarm. Electric consumer unit. Understair storage cupboard. Thermostat control panel. Door to:

CLOAKROOM

A modern matching white suite comprising low level WC. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Tiled floor. Radiator. Extractor fan.

From reception hall, doorway opens to:

DINING/UTILITY ROOM

17'2" (5.23m) x 8'6" (2.59m) (converted from previous garage). A room to provide a number of uses incorporating utility area with matching base and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. Single drainer sink unit with modern style mixer tap. Plumbing and space for washing machine. Further appliance space. Upright storage cupboard. Radiator. Tiled floor. Double opening doors to front aspect.

From reception hall, door to:

KITCHEN/BREAKFAST ROOM

14'10" (4.52m) x 8'8" (2.64m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with matching splashback. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted electric oven. Fitted microwave/grill. Four ring gas hob with filter/extractor hood over. Integrated dishwasher. Integrated upright fridge freezer. Space for table and chairs. Radiator. Tiled floor. Wall mounted boiler serving central heating and hot water supply. uPVC double glazed window to rear aspect with outlook over rear garden. Double glazed sliding patio doors providing access and outlook to rear garden.

FIRST FLOOR LANDING

Smoke alarm. Radiator. Stairs rising to second floor. uPVC double glazed window to front aspect offering fine outlook over neighbouring riverside and beyond. Door to:

SITTING ROOM

14'10" (4.52m) x 12'10" (3.91m). A light and spacious room. Two radiators. Telephone point. Television aerial point. Two uPVC double glazed windows to rear aspect with outlook over neighbouring area and beyond.

From first floor landing, door to:

BEDROOM 3

12'8" x 8'8" (3.81m x 2.63m). Radiator. uPVC double glazed double opening doors leads to balcony with fine outlook over neighbouring riverside and beyond.

SECOND FLOOR LANDING

Access to roof space. Smoke alarm. Radiator. Airing cupboard, with fitted shelving, housing hot water tank. Door to:

BEDROOM 2

12'2" (3.71m) maximum into wardrobe space x 8'6" (2.59m). Radiator. Built in double wardrobe. uPVC double glazed window to rear aspect with outlook over neighbouring area and beyond.

From second floor landing, door to:

BEDROOM 1

13'4" (4.06m) x 9'8" (2.95m) excluding wardrobe space. Radiator. Built in double wardrobe. uPVC double glazed window to front aspect offering fine outlook over neighbouring riverside, parts of Exeter and beyond. Door to:

ENSUITE SHOWER ROOM

Comprising tiled shower enclosure with fitted mains shower unit. Wash hand basin, with mixer tap, set in vanity unit with tiled splashback. Shaver point. Radiator. Extractor fan. Obscure uPVC double glazed window to front aspect.

From second floor landing, door to:

BATHROOM

9'0" (2.74m) x 6'0" (1.83m). A modern matching white suite comprising panelled bath with modern style mixer tap, fitted mains shower unit over, folding glass shower screen and tiled splashback. Wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Tiled floor. Radiator. Extractor fan. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is a double width driveway part of which is block paved. Access to front door with courtesy light. The rear garden is a particular feature of the property and is mostly laid to attractive paving for ease of maintenance with side shrub beds. Outside light and water tap. Two timber sheds. Timber sauna room. The rear garden is enclosed to all sides.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: To be confirmed

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 over Exe Bridge take the 3rd exit left onto Okehampton Street which then connects to Okehampton Road. At the traffic light junction turn right into Exwick Road continue along straight ahead at the 1st traffic light junction on to the 2nd set of traffic lights and turn right into New Valley Road then left into Old Bakery Close continue down and take the first right then left where the property in question will be found a short way along 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 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.

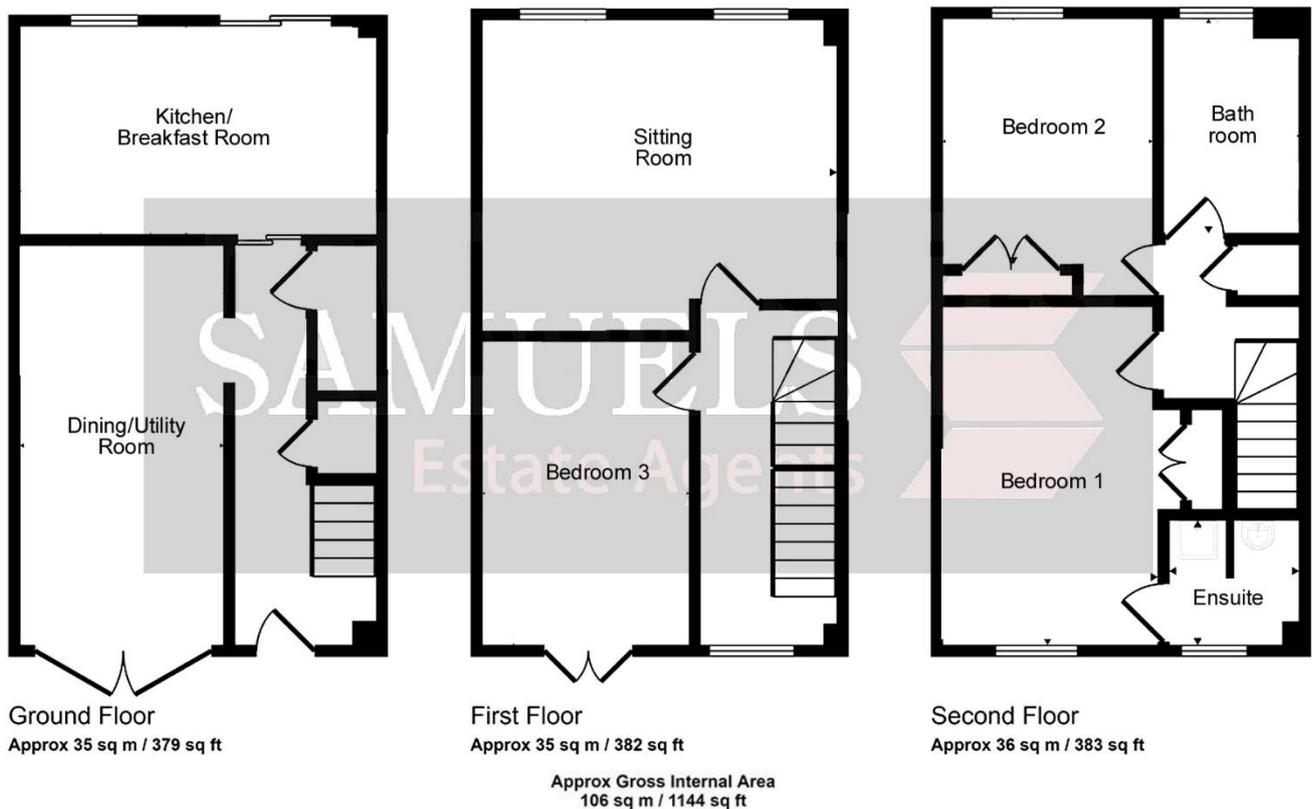
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1125/9091/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		