



**40 LANCELOT ROAD
BEACON HEATH
EXETER
EX4 9BZ**

PROOF COPY



£260,000 FREEHOLD



A well proportioned mid terraced house with private driveway and good size enclosed rear garden. Occupying a highly convenient position providing good access to local amenities, primary, secondary schools and Exeter city centre. Three bedrooms. First floor bathroom. Entrance vestibule. Reception hall. Lounge/dining room. Refitted modern kitchen/breakfast room. Gas central heating. uPVC double glazing. Outlook and views over neighbouring area and beyond. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part obscure uPVC double glazed front door, with matching side panel, leads to:

ENTRANCE VESTIBULE

Radiator. Doorway opens to:

RECEPTION HALL

Stairs rising to first floor. Thermostat control panel. Smoke alarm. Cloak hanging space. Door to:

LOUNGE/DINING ROOM

20'10" (6.35m) x 10'8" (3.25m). Radiator. Television aerial point. Telephone point. uPVC double glazed window to front aspect. uPVC double glazed double opening doors providing access and outlook to rear garden.

From reception hall, door to:

KITCHEN/BREAKFAST ROOM

24'4" (7.42m) maximum x 9'0" (2.74m) maximum reducing to 5'10" (1.78m) maximum. A modern kitchen fitted with an extensive range of matching grey gloss fronted base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashback incorporating breakfast bar. Fitted electric oven. Four ring electric hob with filter/extractor hood over. Single drainer sink unit. Integrated washing machine. Integrated slimline dishwasher. Integrated upright fridge freezer. Larder cupboard. Inset LED spotlights to ceiling. Feature vertical radiator. uPVC double glazed window to front aspect. uPVC double glazed window and door providing access and outlook to rear garden.

FIRST FLOOR LANDING

Access to roof space. Smoke alarm. Cupboard housing boiler serving central heating and hot water supply (installed 2022). Door to:

BEDROOM 1

14'0" (4.27m) maximum reducing to 10'10" (3.30m) x 10'8" (3.25m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

12'4" (3.76m) x 10'0" (3.05m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area and beyond.

From first floor landing, door to:

BEDROOM 3

10'8" (3.25m) x 6'2" (1.88m). Radiator. Built in cupboard/wardrobe. uPVC double glazed window to front aspect.

From first floor landing, door to:

BATHROOM

A matching white suite comprising panelled bath with fitted electric shower unit and tiled splashback. Wash hand basin. Low level WC. Tiled wall surround. Heated ladder towel rail. Two obscure uPVC double glazed windows to rear aspect.

OUTSIDE

Directly to the front of the property is an area of garden laid to decorative chippings and paving for ease of maintenance. A private driveway provides parking. Access to front door. The rear garden consists of an extensive raised timber decked terrace with artificial turf. Outside light. Side steps lead down to a good size area of garden mostly laid to decorative stone chippings with decorative path, area of lawn, paved patio and timber shed. The rear garden is enclosed to all sides and is stocked with a variety of maturing shrubs, plants and bushes.

TENURE

Freehold

COUNCIL TAX

Band B

DIRECTIONS

From Sidwell Street roundabout take the turning into Old Tiverton Road and at the roundabout take the 3rd exit into Prince Charles Road. Continue along to the next roundabout and take the 1st exit left into Calthorpe Road which connects to Beacon Lane and proceed down continuing over the next mini roundabout and take the next left into Lancelot Road. The property in question 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 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.

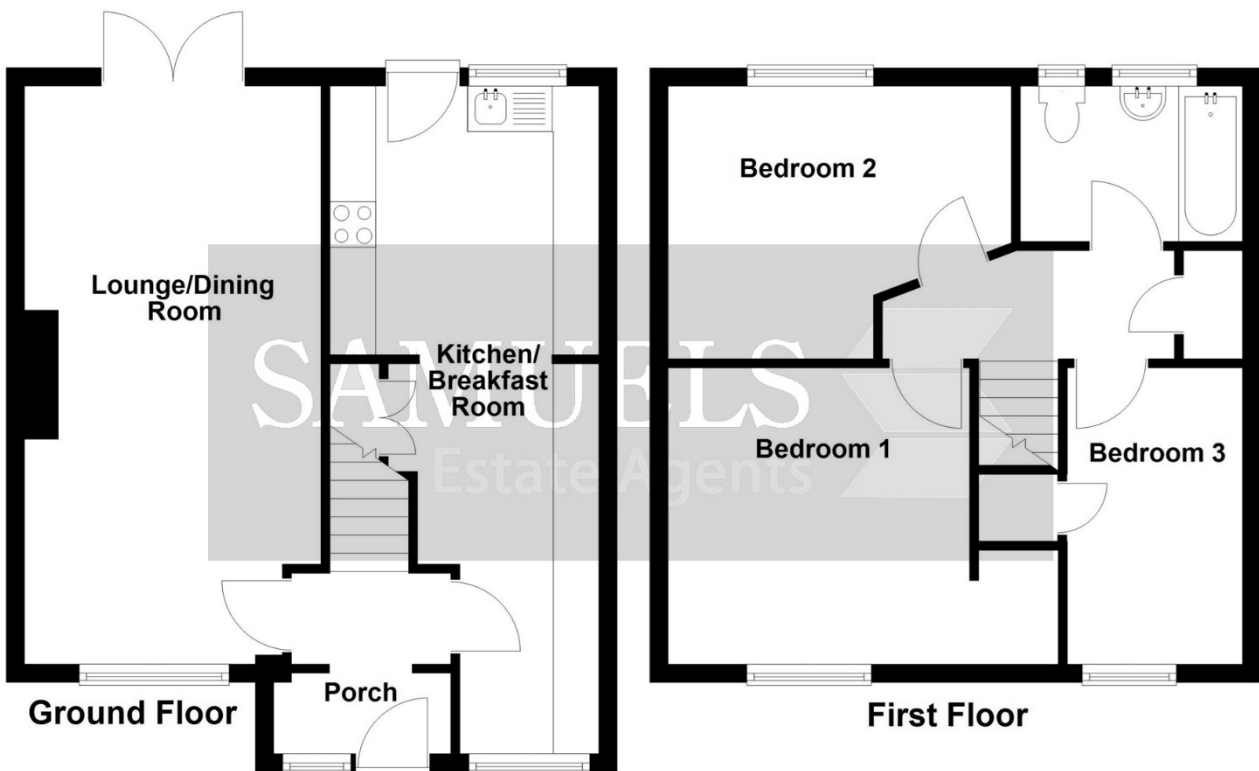
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1024/8766/AV



Total area: approx. 83.4 sq. metres (897.6 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		