



**1 HURST AVENUE
EXETER
DEVON
EX2 5LG**



£275,000 FREEHOLD



A beautifully presented semi detached family home occupying a corner plot site with gardens to three sides, private driveway and garage. Three good size bedrooms. Modern bathroom. Reception hall. Light and spacious lounge/dining room. Modern kitchen. Gas central heating. uPVC double glazing. Highly convenient position providing good access to local amenities, major link roads and Royal Devon & Exeter hospital. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part obscure uPVC double glazed front door leads to covered entrance with courtesy light. Part obscure uPVC double glazed door leads to:

RECEPTION HALL

Cloak hanging space. Laminate wood effect flooring. Radiator. Stairs rising to first floor. Smoke alarm. Understair storage cupboard. Obscure glass panelled door leads to:

LOUNGE/DINING ROOM

17'8" (5.38m) maximum x 11'10" (3.61m) maximum. A light and spacious room. Laminate wood effect flooring. Two radiators. Marble effect fireplace with raised hearth, inset living flame effect electric fire, wood surround and mantel over. Dresser style unit built into alcove. Telephone point. Cupboard housing electric meter. uPVC double glazed window to side aspect. uPVC double glazed window to front aspect with outlook over front garden. Obscure glass panelled door leads to:

KITCHEN

11'4" (3.45m) x 8'0" (2.44m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted range cooker with double width filter/extractor hood over. Plumbing and space for dishwasher. Space for upright fridge freezer. Upright larder cupboard also housing boiler serving central heating and hot water supply. Radiator. uPVC double glazed double opening doors providing access and outlook to rear garden.

From reception hall, door to:

BATHROOM

A matching white suite comprising tiled panelled bath with modern style mixer tap and fitted electric shower unit over. Wash hand basin. Low level WC. Tiled wall surround. Tiled floor. Radiator. Obscure uPVC double glazed window to rear aspect.

FIRST FLOOR LANDING

Radiator. Access to roof space. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area and parts of Ludwell Valley beyond. Door to:

BEDROOM 1

11'10" (3.61m) x 10'6" (3.20m) into wardrobe space. Range of built in wardrobes, with mirror fronted doors, to one wall providing hanging and shelving space. Radiator. Two uPVC double glazed windows to front aspect.

From first floor landing, door to:

BEDROOM 2

11'4" (3.45m) x 8'0" (2.44m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area and parts of Ludwell Valley beyond.

From first floor landing, door to:

BEDROOM 3

11'8" (3.56m) maximum reducing to 8'8" (2.64m) x 6'8" (2.03m). Built in wardrobe with fitted shelf, hanging rail, mirror and concealed lighting. Fitted shelving. Radiator. uPVC double glazed window to front aspect.

OUTSIDE

The property benefits from occupying a corner plot site with gardens to three sides. To the front of the property is a shaped area of lawn with various maturing shrubs, plants and firs. A dividing double width driveway provides parking for approximately two vehicles in turn providing access to:

SINGLE GARAGE

16'10" (5.13m) x 8'0" (2.44m). Up and over door providing vehicle access. Power and light. Plumbing and space for washing machine. Courtesy door provides access to the rear garden.

To the side of the driveway is an additional area of garden laid to decorative stone chippings. To the rear of the property is an enclosed garden, with water tap, mostly laid to paving for ease of maintenance

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 Paris Street roundabout take the turning into Heavitree Road and continue along passing Waitrose supermarket. At the next set of traffic lights proceed straight ahead down into Heavitree Fore Street and again continue down passing the parade of shops and petrol filling station and at the next set of traffic lights continue down into East Wonford Hill. Take the right hand turning into Salters Road, proceed along taking the left hand turning into Peryam Crescent then 1st left into Hurst Avenue where 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 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.

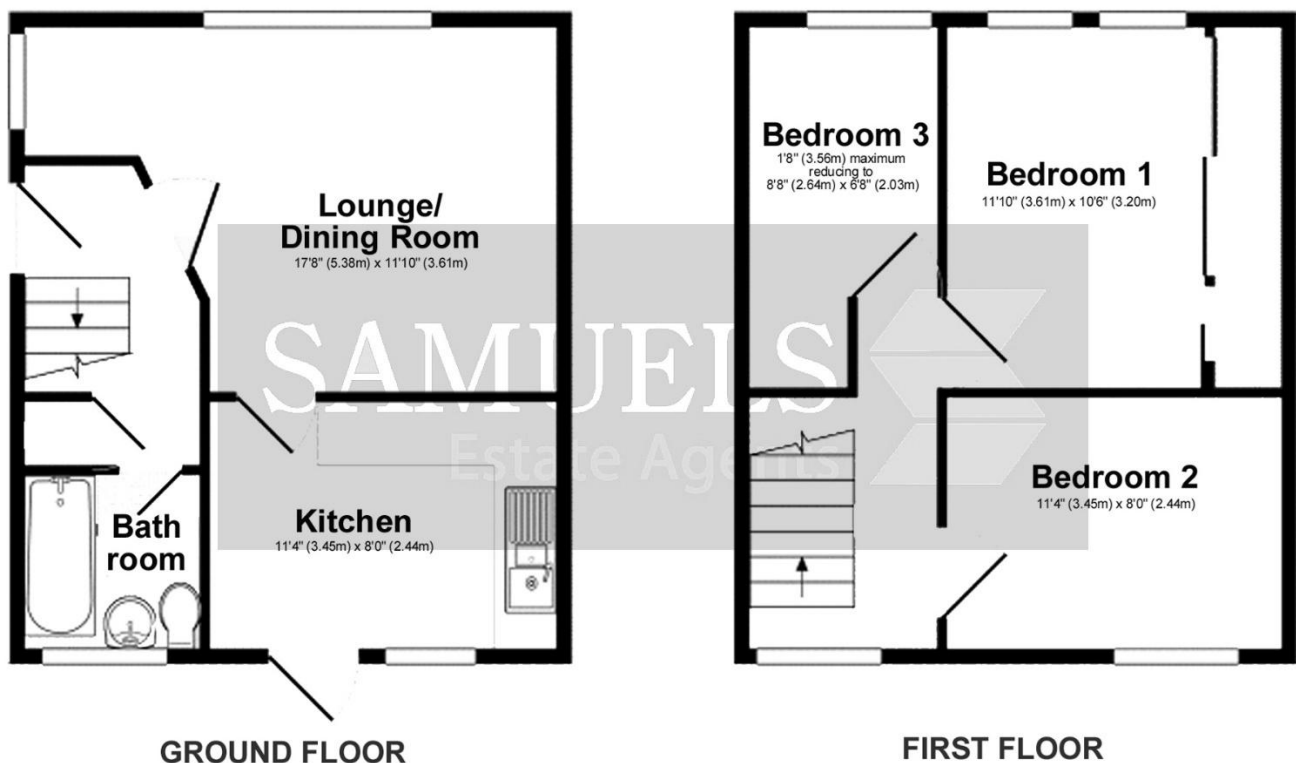
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0126/9120/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		