



**34 EAST JOHN WALK
NEWTOWN
EXETER
EX1 2EP**

PROOF COPY



£245,000 FREEHOLD



An opportunity to acquire a delightful mid terraced house occupying a highly convenient pedestrianised position within close proximity to Exeter city centre, St Sidwells point leisure centre and Waitrose supermarket. Well proportioned characterful accommodation. Two double bedrooms. Sitting room. Separate dining room. Kitchen. Refitted modern shower room. Gas central heating. uPVC double glazing. Enclosed courtyard. Rear garden with large storage shed. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Attractive uPVC front door leads to:

RECEPTION HALL

Exposed wood flooring. Radiator. Understair storage cupboard. Understair recess. Stairs rising to first floor. Smoke alarm. Cupboard housing electric meter and consumer unit. Panelled door leads to:

SITTING ROOM

12'2" (3.71m) into recess x 9'10" (3.0m). Exposed wood flooring. Radiator. Television aerial point. uPVC double glazed window to front aspect.

From reception hall, panelled door leads to:

DINING ROOM

10'4" (3.15m) into recess x 9'10" (3.0m). Exposed wood flooring. Radiator. Built in storage cupboard and shelving into alcove. Upright storage cupboard/wardrobe built in to alcove. uPVC double glazed window to rear aspect with outlook over rear courtyard.

From reception hall, doorway opens to:

KITCHEN

8'4" (2.54m) x 5'10" (1.78m). Fitted with a range of matching base cupboards with wood effect roll edge work surfaces. Part tiled splashbacks. Single drainer sink unit with modern style mixer tap. Plumbing and space for washing machine. Space for electric cooker. Radiator. Tiled floor. uPVC double glazed window to side aspect with outlook over courtyard. Doorway opens to:

REAR LOBBY

Tiled floor. Larder cupboard with fitted shelving. uPVC double glazed door provides access to rear courtyard. Door to:

SHOWER ROOM

A modern matching white suite comprising double length shower tray with toughened glass shower screen and fitted mains shower unit including separate shower attachment. Wash hand basin with modern style mixer tap. Low level WC. Tiled floor. Heated ladder towel rail. Extractor fan. Obscure uPVC double glazed window to side aspect.

FIRST FLOOR LANDING

Exposed wood flooring. Access to roof space. uPVC double glazed window to rear aspect. Panelled door leads to:

BEDROOM 1

15'10" (4.83m) into recess/wardrobe space x 10'0" (3.05m). Radiator. Exposed wood flooring. Range of built in wardrobes to one wall. uPVC double glazed window to front aspect.

From first floor landing panelled door leads to:

BEDROOM 2

10'4" (3.15m) into recess x 10'0" (3.05m). Exposed wood flooring. Feature cast iron fireplace with decorative tiled hearth, wood surround and mantel over. Radiator. Built in storage cupboard housing boiler serving central heating and hot water supply. uPVC double glazed window to rear aspect.

OUTSIDE

To the rear of the property is an enclosed courtyard garden with good size timber storage shed. The courtyard is enclosed to all sides whilst a rear gate provides pedestrian access to residents' car park.

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. At the traffic lights turn left into Gladstone Road then 2nd left into East John Walk (pedestrian access). The property in question will be found a short way along down on the right hand side. Vehicle access via Clifton Street.

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.

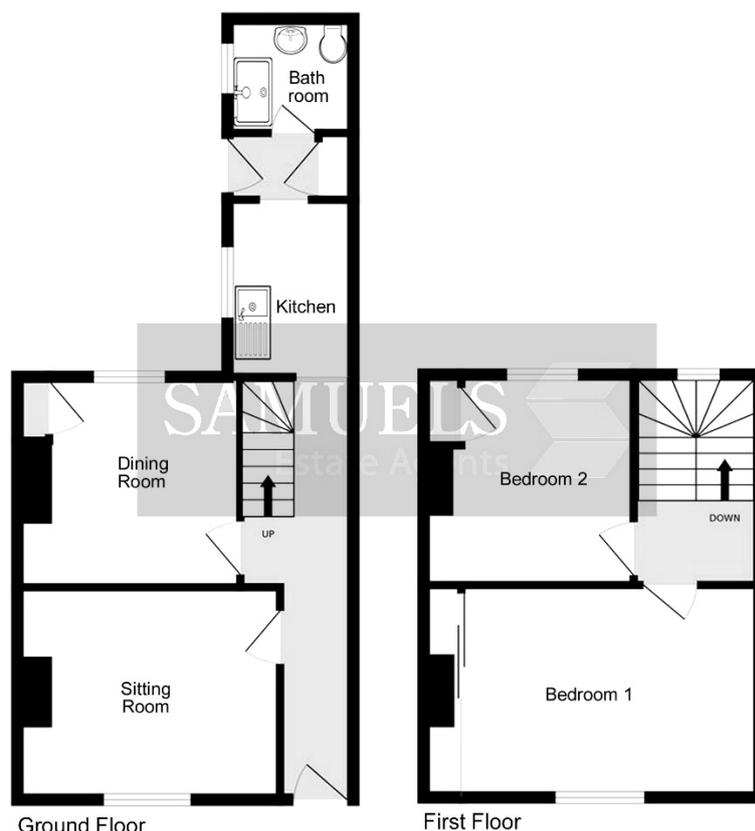
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0825/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		