

**5 MARYPOLE WALK
EXETER
DEVON
EX4 7HB**



£350,000 FREEHOLD



A well proportioned deceptively spacious four bedroom family home occupying a delightful pedestrianised position whilst situated within close proximity to local amenities, university and Exeter city centre. Well presented living accommodation arranged over three floors. Four good size bedrooms. Ensuite shower room to master bedroom. Modern family bathroom. Reception hall. Extended sitting room. Modern kitchen/dining room. Gas central heating. uPVC double glazing. Enclosed easy to maintain rear garden. Garage. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISSES (All dimensions approximate)

Covered entrance. Attractive composite front door, with inset smoked double glazed panels, leads to:

RECEPTION HALL

A spacious hallway. Quality laminate wood effect flooring. Radiator. Smoke alarm. Inset LED spotlights to ceiling. Stairs rising to first floor. Cupboard housing electric meter and consumer unit. Cupboard housing boiler serving central heating and hot water supply. Door to:

SITTING ROOM

15'4" (4.67m) x 12'10" (3.91m) maximum into recess. A light and spacious extended room with quality laminate wood effect flooring. Radiator. Two storage cupboards built into alcove. Television recess. uPVC double glazed window to front aspect with outlook over neighbouring green.

From reception hall, door to:

KITCHEN/DINING ROOM

19'0" (5.79m) x 11'6" (3.51m) maximum reducing to 8'4" (2.54m) dining room end. A well proportioned light and spacious room. Fitted with a range of matching base, drawer and eye level cupboards. Granite effect roll edge work surfaces with tiled splashbacks. Single drainer sink unit with modern style mixer tap. Fitted electric double oven/grill. Four ring induction hob with filter/extractor hood over. Integrated dishwasher. Integrated upright fridge freezer. Pull out larder cupboard. Integrated washing machine. Radiator. Ample space for table and chairs. Inset LED spotlights to ceiling. Quality laminate wood effect flooring. Two uPVC double glazed windows to rear aspect with outlook over rear garden. uPVC double glazed door provides access to rear garden.

FIRST FLOOR LANDING

Smoke alarm. Understair storage cupboard. Stairs rising to second floor. Door to:

BEDROOM 2

12'0" (3.66m) x 10'10" (3.30m) into wardrobe space. Range of built in wardrobes providing hanging and shelving space. Radiator. uPVC double glazed window to front aspect with outlook over neighbouring area and beyond.

From first floor landing, door to:

BEDROOM 3

11'6" (3.51m) into wardrobe space x 11'8" (3.56m) maximum reducing to 8'10" (2.69m). Radiator. Built in double wardrobe providing hanging and shelving space. Additional deep wardrobe recess. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 4

8'10" (2.69m) x 8'3" (2.51m). Radiator. uPVC double glazed window to front aspect with outlook over neighbouring area and beyond.

From first floor landing, door to:

BATHROOM

7'0" (2.13m) x 5'4" (1.63m). A refitted modern matching white suite comprising panelled bath with modern style mixer, fitted mains shower unit over including separate shower attachment and folding glass shower screen. Low level WC. Wall hung wash hand basin with modern style mixer tap. Heated ladder towel rail. Tiled wall surround. Wood effect tiled flooring. Inset LED spotlights to ceiling. Extractor fan. Smoked glass uPVC double glazed window to rear aspect.

SECOND FLOOR LANDING

Smoke alarm. Door to:

BEDROOM 1

14'10" (4.52m) x 13'6" (4.11m) excluding wardrobe space. An impressive light and spacious room. Built in double wardrobe. Radiator. Access point to eaves/storage space. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area and beyond. Door to:

ENSUITE SHOWER ROOM

6'4" (1.93m) x 5'6" (1.68m). A modern matching white suite comprising quadrant tiled shower enclosure with fitted mains shower unit including separate shower attachment. Low level WC. Wall hung wash hand basin with modern style mixer tap. Tiled wall surround. Wood effect tiled flooring. Heated ladder towel rail. Extractor fan. Smoked glass uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is a lawned area of garden with pathway leading to the front door. The rear garden has been landscaped by the current vendors to consist of a raised composite decked terrace. External power points and water. Section of garden laid to artificial turf for ease of maintenance. Brick built storage shed. Enclosed to all sides whilst a rear gate/door provides pedestrian access in turn providing access to **single garage**.

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 C (Exeter)

DIRECTIONS

From Sidwell Street roundabout take the turning into Old Tiverton Road and at the next roundabout take the 3rd exit onto Prince Charles Road. Proceed along approximately half way down and turn left into Margaret Road then 2nd right into Mincinglake Road, 1st left into Bridespring Road then left again which connects to Marypole Road where Marypole Walk 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.

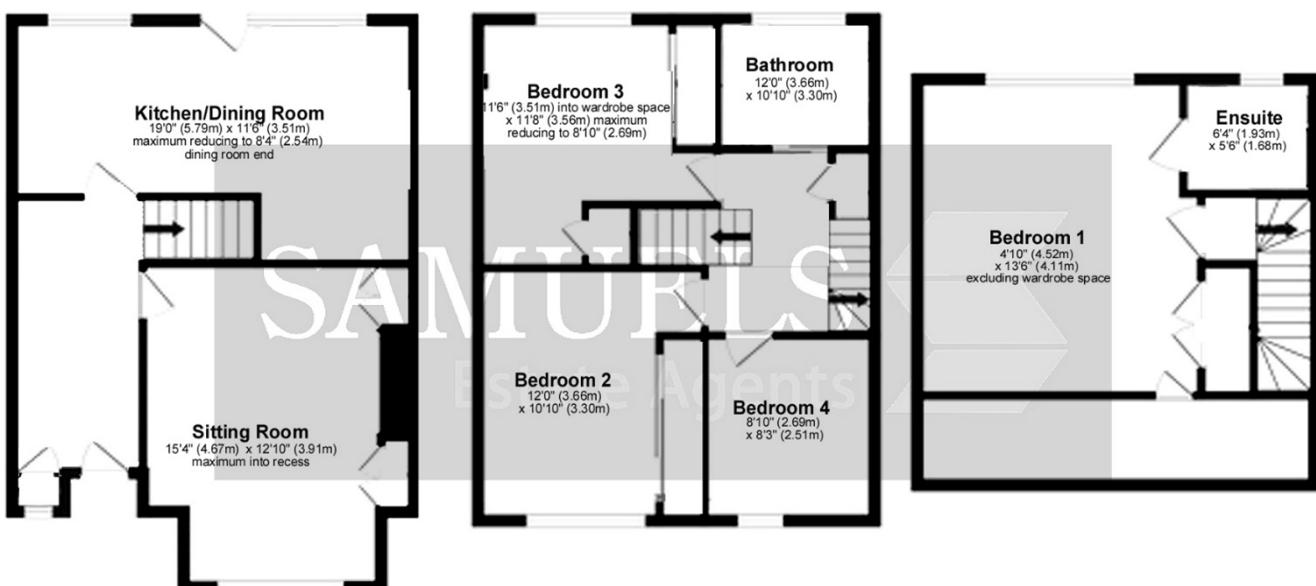
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0226/9128/AV



Floor plan for illustration purposes only – not to scale

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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