



**18 BEACON HEATH  
EXETER  
DEVON  
EX4 8NP**

PROOF COPY



**GUIDE PRICE £300,000 FREEHOLD**



**\*A well proportioned bay fronted semi-detached family home occupying a highly convenient position providing good access to local amenities and Exeter City Centre with fine outlook and views over neighbouring Exhibition Fields and beyond. Good decorative order throughout. Three Bedrooms. First floor modern bathroom. Reception Hall. Sitting room. Modern kitchen/dining room. Conservatory/utility. Private driveway providing parking for numerous vehicles. Enclosed and easy to maintain rear garden. Viewing highly recommended.\***

## **ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)**

### **FRONT DOOR**

uPVC double glazed front door. Leads to:

### **ENTRANCE PORCH**

Tiled floor. uPVC double glazed window to both front and side aspect. Additional obscure uPVC double glazed door leads to:

### **RECEPTION HALL**

Laminate wood effect flooring. Radiator. Cloak hanging space. Understair storage cupboard. Thermostat control panel. Smoke alarm. uPVC double glazed window to side aspect. Door to:

### **SITTING ROOM**

12'4" (3.76m) into bay x 11'2" (3.40m). Radiator. Large uPVC double glazed bay window to front aspect.

From reception hall, door to:

### **KITCHEN/DINING ROOM**

17'5" (5.31m) maximum x 10'8" (3.25m) maximum reducing to 8'10" (2.69m) (Kitchen end). A recently installed modern kitchen fitted with an extensive range of matching white gloss fronted base, drawer and eye level cupboards with concealed lighting. Granite effect work surfaces with matching splashback. Single drainer sink unit with modern style mixer tap. Fitted electric oven. Four ring electric hob. Glass splashback. Filter/extractor hood over. Integrated dishwasher. Integrated washing machine. Integrated upright fridge freezer. Two Radiators. Space for table and chairs. Laminate wood effect flooring. Wall mounted boiler serving central heating and hot water supply. Inset LED spotlights to ceiling. uPVC double glazed window to side aspect. Part Obscure uPVC double glazed door provides access to rear garden. Double glazed sliding patio door leads to:

### **CONSERVATORY/UTILITY ROOM (no connected water)**

8'6" (2.59m) x 4'10" (1.47m). Laminate wood effect flooring. Power and light. Appliance space. uPVC double glazed windows and door providing access and outlook to rear garden.

### **FIRST FLOOR LANDING**

Access to roof space. Smoke alarm. Door to:

### **BEDROOM ONE**

12'10" (3.91m) into bay x 10'8" (3.25m) into recess. Radiator. uPVC double glazed bay window to front aspect offering fine outlook over neighbouring exhibition park, parts of Exeter and beyond.

From first floor landing, door to:

### **BEDROOM TWO**

11'0" (3.35m) x 10'10" (3.30m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BEDROOM THREE**

8'2" (2.49m) x 6'6" (1.98m). Radiator. uPVC double glazed window to front aspect with fine outlook over neighbouring exhibition park and beyond.

From first floor landing.

Door to:

### **BATHROOM**

A modern matching white suite comprising a 'P' shape panelled bath with modern style mixer tap. Fitted mains shower unit over including separate shower attachment. Wash hand basin set in vanity unit with cupboard space beneath modern style mixer tap. Low level WC with concealed cistern. Part tiled walls. Laminate wood effect flooring. Heated ladder towel rail. Extractor fan. Obscure uPVC double glazed window to rear aspect.

### **OUTSIDE**

To the front of the property is a private driveway laid to concrete and decorative stone chippings for ease of maintenance providing parking for numerous vehicles. Raised shrub beds/maturing trees, shrubs and plants. Access to front door with a courtesy light. To the right side elevation of the property access is gained to the rear garden which is a particular feature of the property mostly laid to artificial turf for ease of maintenance. Raised shrub beds/maturing trees, plants and flowers. Water tap. Enclosed to all sides.

### **TENURE**

**FREEHOLD**

## DIRECTIONS

From Sidwell Street roundabout take the turning into Old Tiverton Road and at the next roundabout take the 3<sup>rd</sup> exit left onto Prince Charles Road. Continue to the next roundabout bearing left onto Calthorpe Road which connects to Beacon Lane. At the roundabout proceed straight ahead to the brow of the hill which connects to Beacon Heath where the property in question will be found 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 check 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.

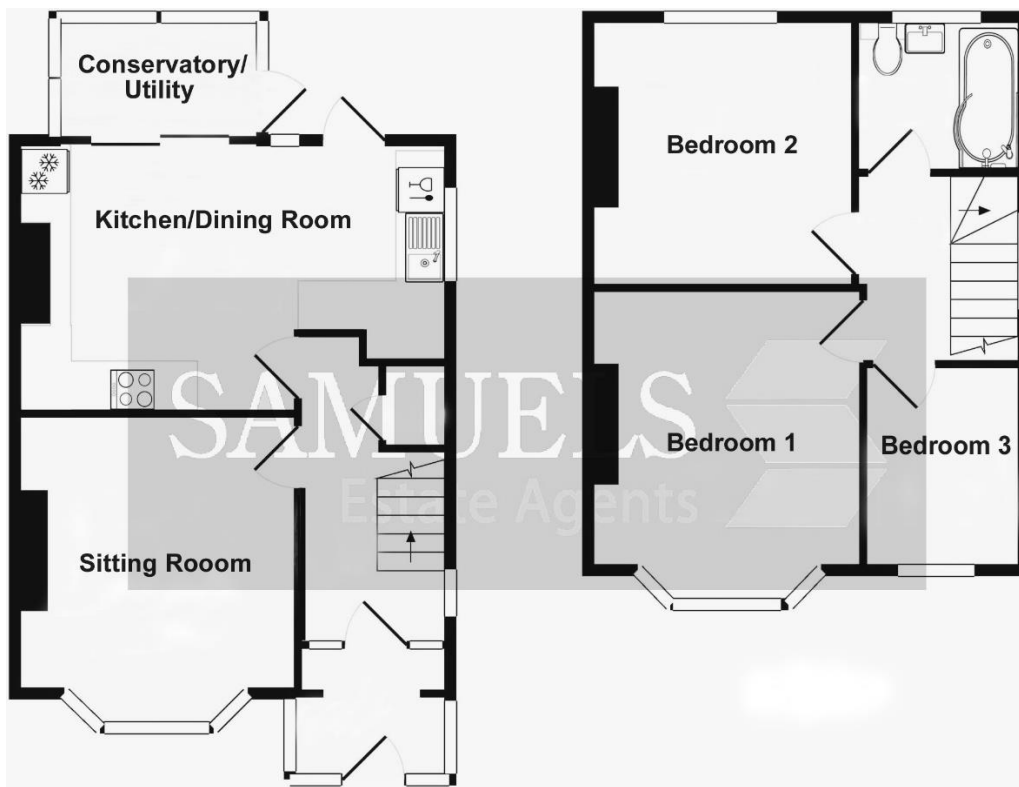
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/1023/8506/AV



Total area: approx. 74 sq. metres  
(796.5 sq. feet)

Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		