



**22 ASHCLYST VIEW
BROADCLYST
NEAR EXETER
EX5 3NA**

PROOF COPY



£230,000 FREEHOLD



A stylish mid terraced house occupying a delightful cul-de-sac position within this popular village location on the outskirts of Exeter providing good access to local amenities and popular schools. Two bedrooms. First floor modern bathroom. Entrance hall. Sitting room. Modern kitchen/dining room. Gas central heating. uPVC double glazing. Private parking for two vehicles directly in front of property. Enclosed rear garden enjoying westerly aspect. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Canopy entrance. Front door, with inset obscure double glazed panels, leads to:

RECEPTION HALL

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

SITTING ROOM

13'8" (4.17m) x 9'10" (3.0m). Two radiators. Television aerial point. Telephone point. uPVC double glazed window to front aspect. Door leads to:

KITCHEN/DINING ROOM

12'10" (3.91m) x 8'8" (2.64m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. Fitted electric oven. Four ring gas hob with filter/extractor hood over. Single drainer sink unit with modern style mixer tap. Space for washing machine. Further appliance space. Space for upright fridge freezer. Space for table and chairs. Radiator. Wall mounted boiler serving central heating and hot water supply. Laminate wood effect flooring. Deep under stair storage cupboard. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed door provides access and outlook to rear garden.

FIRST FLOOR LANDING

Access to roof space. Smoke alarm. Door to:

BEDROOM 1

12'4" (3.76m) maximum reducing to 9'8" (2.95m) x 11'0" (3.35m) maximum. Two built in double wardrobes. Radiator. Telephone point. Television aerial point. Airing cupboard, with fitted shelf, housing hot water tank. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

11'4" (3.45m) x 6'4" (1.93m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BATHROOM

6'5" (1.96m) x 6'2" (1.88m). A refitted modern matching white suite comprising panelled bath with modern style mixer tap, fitted mains shower unit, glass shower screen and tiled splashback. Low level WC with concealed cistern. Fitted cupboards. Wash hand basin with modern style mixer tap. Part tiled walls. Tiled floor. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to front aspect.

OUTSIDE

Directly to the front of the property are two private allocated parking spaces. Pathway leads to the front door with storage cupboard/bin store. To the rear of the property is an enclosed garden enjoying a westerly aspect whilst consisting of a two tiered paved patio, with water tap, leading to a shaped area of lawn. To the top end of the garden is a small timber shed.

TENURE

Freehold

COUNCIL TAX

Band C

DIRECTIONS

Proceeding out of Exeter along Pinhoe Road continue to the very end bearing left onto Main Road Pinhoe. Proceed over the two mini roundabouts and continue straight ahead for approximately one mile turning right signposted 'Broadclyst/Dog Village'. Continue along, passing the school on the right hand side, and bear left and continue along this road, almost to the bottom of the hill, turning left into Maple Road. Proceed along taking the 1st left into Ashclyst View and the property in question will be found on left 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.

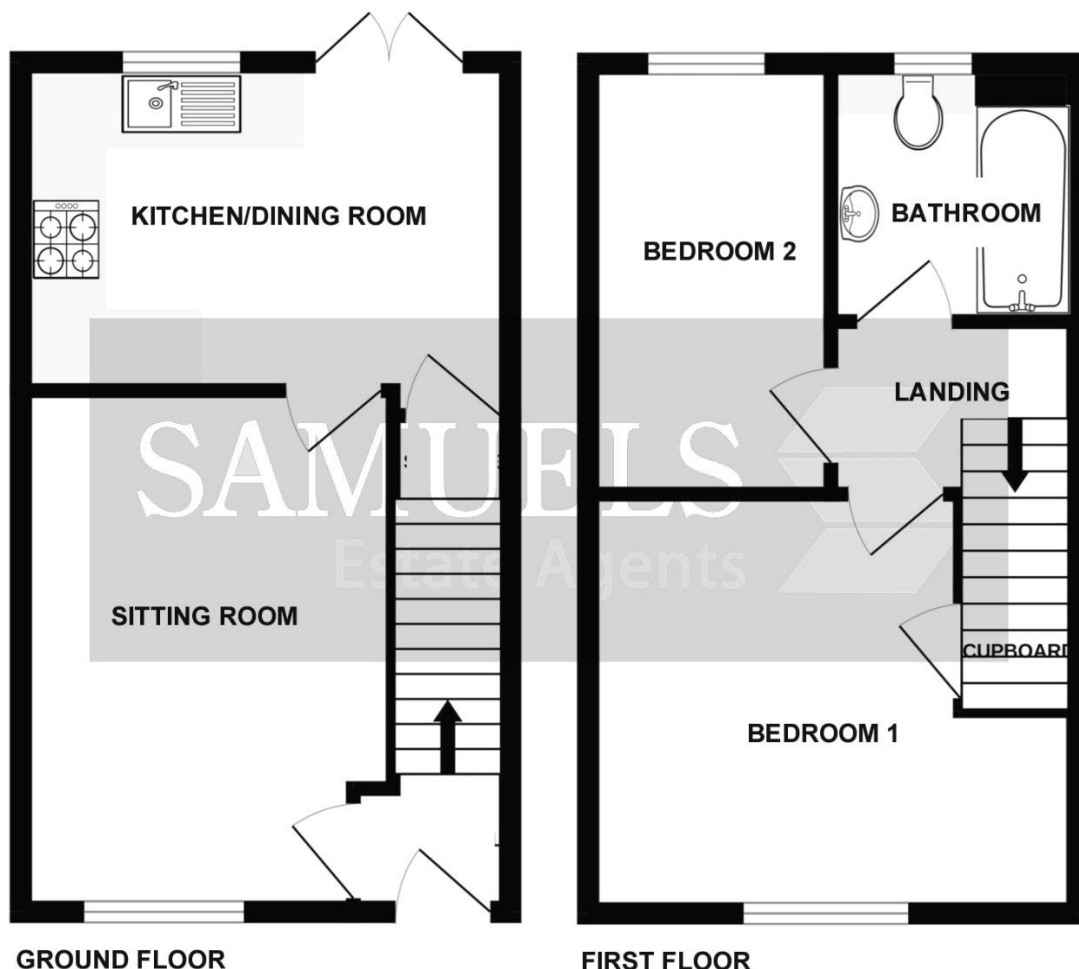
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0724/8695/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		