

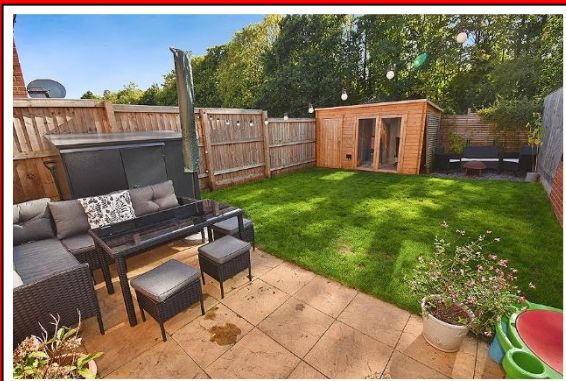


**29 LOVERIDGE DRIVE
ALPHINGTON
EXETER
EX2 0AD**

PROOF COPY



£300,000 FREEHOLD



A fabulous well appointed end terrace family home situated in this highly sought after development on the outskirts of Exeter providing good access to local amenities and major link roads. Presented in superb decorative order throughout. Three bedrooms. Ensuite shower room to master bedroom. Modern family bathroom. Reception hall. Ground floor cloakroom. Spacious sitting room. Well proportioned modern kitchen/dining room. Gas central heating. uPVC double glazing. Double width driveway providing parking for two vehicles. Delightful enclosed lawned rear garden enjoying south westerly aspect with timber office/summer house and adjoining storage shed. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Canopy entrance. Composite front door, with inset double glazed panel, leads to:

RECEPTION HALL

Wood effect tiled flooring. Door to:

CLOAKROOM

A modern matching white suite comprising low level WC. Wash hand basin with modern style mixer tap and tiled splashback. Wood effect tiled flooring. Radiator. Electric consumer unit. Extractor fan.

From reception hall, door to:

LOUNGE/DINING ROOM

16'2" (4.93m) x 11'10" (3.61m) maximum. A light and spacious room. Radiator. Telephone point. Television aerial point. Smoke alarm. uPVC double glazed window to front aspect. Door to:

KITCHEN/DINING ROOM

15'0" (4.57m) x 10'6" (3.20m). A light and spacious modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Wood effect work surfaces with tiled splashbacks. Single drainer sink unit with modern style mixer tap. Fitted oven. Four ring gas hob with filter/extractor hood over. Integrated slimline dishwasher. Integrated upright fridge freezer. Integrated washer dryer. Wall mounted boiler serving central heating and hot water supply. Wood effect tiled flooring. Radiator. Space for table and chairs. Deep understair storage cupboard. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed double opening doors providing access and outlook to rear garden.

From lounge/dining room, opening to:

INNER HALLWAY

Inset LED spotlights to ceiling. Thermostat control panel. Stairs rise to:

FIRST FLOOR LANDING

Smoke alarm. Access to roof space. Radiator. Deep storage cupboard. Door to:

BEDROOM 1

13'10" (4.22m) maximum into recess x 8'6" (2.59m). Radiator. Television aerial point. Wardrobe recess with hanging rails. uPVC double glazed window to front aspect. Door to:

ENSUITE SHOWER ROOM

A modern matching white suite comprising deep tiled shower enclosure with fitted electric shower unit. Low level WC with modern style mixer tap and tiled splashback. Radiator. Wood effect tiled flooring. Shaver point. Extractor fan. Obscure uPVC double glazed window to side aspect.

From first floor landing, door to:

BEDROOM 2

10'2" (3.10m) x 8'6" (2.59m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden and neighbouring tree line.

From first floor landing, door to:

BEDROOM 3

8'10" (2.69m) x 6'4" (1.93m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BATHROOM

A modern matching white suite comprising panelled bath with modern style mixer tap and tiled splashback. Low level WC. Wash hand basin with modern style mixer tap and tiled splashback. Radiator. Wood effect tiled flooring. Extractor fan. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

Directly in front of the garden is an area of garden stocked with variety of maturing shrubs and plants. Two private allocated parking spaces. To the left side elevation is a paved pathway and side gate providing access to the rear garden, which is a particular feature of the property, enjoying a south westerly aspect whilst consisting of a paved patio leading to a neat shaped area of lawn. To the lower end of the garden is a further area laid to decorative chipped slate for ease of maintenance with detached timber summerhouse/office with adjoining storage shed. The rear garden is enclosed to all sides.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: To be confirmed

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 (Teignbridge)

DIRECTIONS

Proceed out of Exeter over Exe Bridge and take the first exit left into Alphington Street which then connects into Alphington Road. Proceed along and at the traffic lights with Sainsbury's, bear left, signposted Alphington onto Church Road.

At the mini roundabout take the third exit left into Chudleigh Road and again proceed straight ahead passing the church and continue to the next double roundabout taking the 2nd exit left again onto Chudleigh Road and proceed down the hill. Take the right hand turning into Stanbury Row and proceed along taking the right hand turning into Loveridge Drive. Continue around and 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.

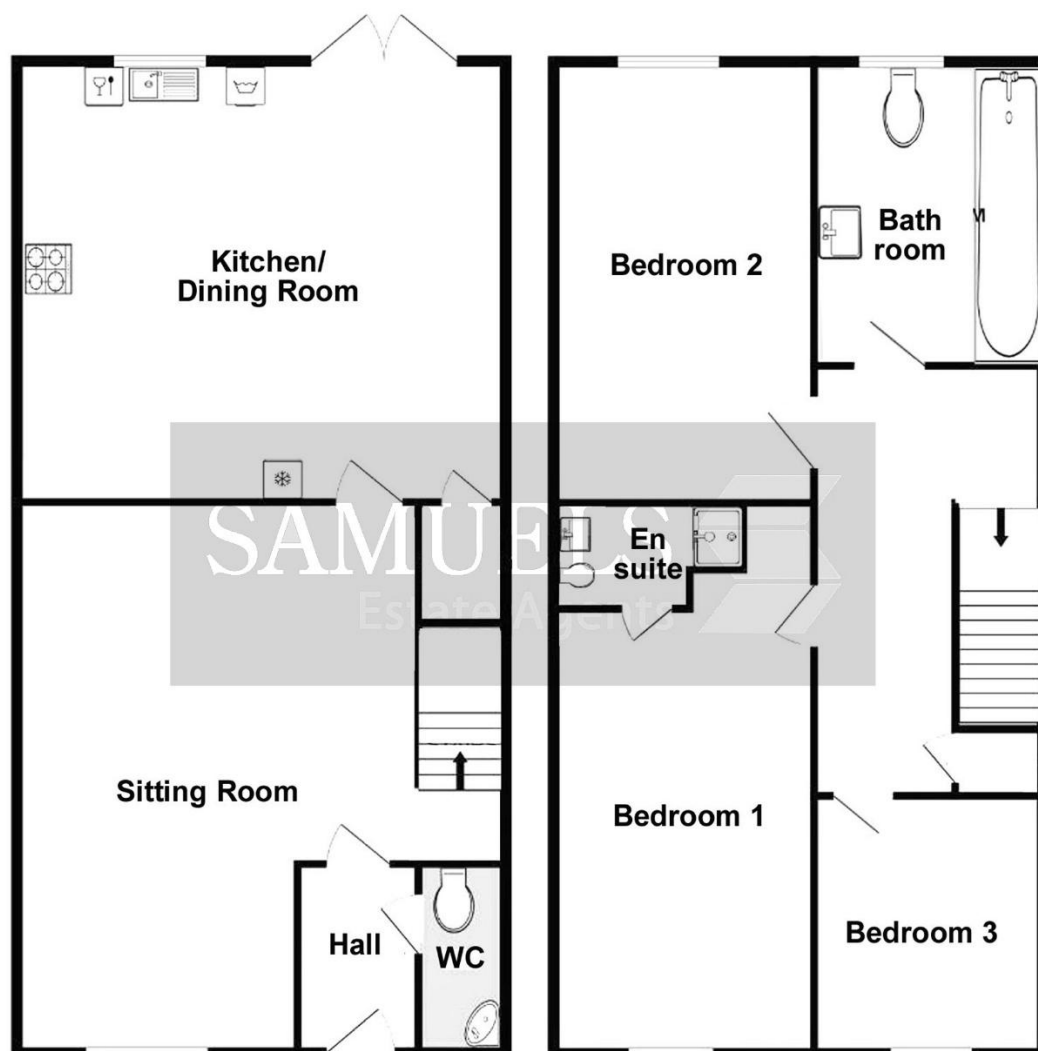
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

AGENTS NOTE MONEY LAUNDERING POLICY

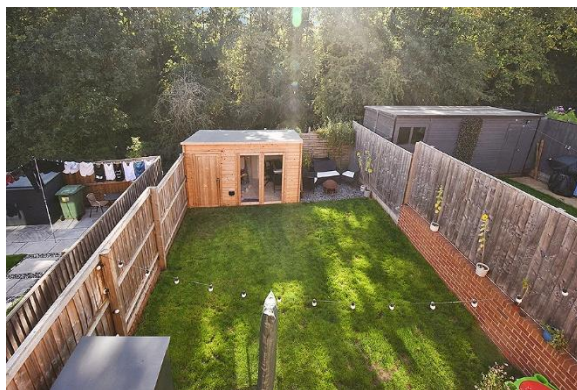
Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

REFERENCE

CDER/1025/9067/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		