

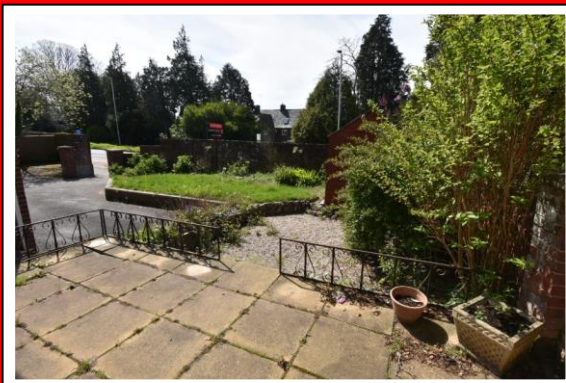


**189A TOPSHAM ROAD
EXETER
DEVON
EX2 6AN**

PROOF COPY



GUIDE PRICE £375,000 FREEHOLD



A highly individual extended detached home occupying a fabulous position providing good access to local amenities, Royal Devon & Exeter hospital and Exeter city centre. Three/four bedrooms. First floor bathroom. Sitting room. Dining room. Ground floor study/bedroom four. Kitchen. Utility. Shower room/cloakroom. uPVC double glazing. Gas central heating. Private driveway providing parking for approximately two/three vehicles. Good size garage. Lawned garden with patio enjoying south westerly aspect. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part obscure uPVC double glazed front door leads to:

RECEPTION HALL

Radiator. Cupboard housing electric meter, gas meter and electric consumer unit. uPVC double glazed window to front aspect. Obscure glass panelled door leads to:

STUDY/BEDROOM 4

11'2" (3.40m) x 7'10" (2.39m). Obscure glass panelled door leads to sitting room. Radiator. uPVC double glazed window to side aspect.

From reception hall, obscure glass panelled door leads to:

SITTING ROOM

16'10" (5.13m) maximum reducing to 13'10" (4.22m) x 12'2" (3.71m) maximum. Marble effect fireplace with raised hearth, living flame effect electric fire, fire surround and mantel over. Television aerial point. Radiator. Deep understairs storage cupboard. uPVC double glazed double opening doors, with matching full height side windows, providing access and outlook to front elevation. Feature archway opens to:

DINING ROOM

10'8" (3.25m) x 8'10" (2.69m). Radiator. Air conditioning unit. uPVC double glazed window to side aspect. uPVC double glazed window to front aspect. Glass panelled door leads to:

KITCHEN

15'10" (4.83m) x 5'10" (1.78m). Fitted with a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces with tiled splashbacks. 1½ bowl sink unit with single drainer and mixer tap. Fitted electric cooker with four ring electric hob with filter/extractor hood over. Space for fridge and separate freezer. Further appliance space. Radiator. uPVC double glazed window to front aspect. Obscure uPVC double glazed door providing access to front elevation. Obscure glass panelled door leads to:

UTILITY ROOM

6'4" (1.93m) x 4'6" (1.37m). Fitted wood effect work top. Two eye level cupboards. Plumbing and space for washing machine. Further appliance space. uPVC double glazed window to front aspect. Door leads to:

SHOWER ROOM

Comprising tiled shower enclosure with fitted mains shower unit. WC. Wash hand basin with tiled splashback. Radiator. Wall mounted boiler serving central heating and hot water supply. Extractor fan. Obscure uPVC double glazed window to front aspect.

From dining room, glass panelled door leads to:

INNER HALLWAY

With stairs leading to:

FIRST FLOOR LANDING

Radiator. Smoke alarm. Access to roof space. Linen cupboard with fitted shelving. uPVC double glazed window to rear aspect. Door to:

BEDROOM 1

16'10" (5.13m) maximum into wardrobe space x 9'6" (2.90m). Range of built in wardrobes to one wall providing hanging and shelving space. Radiator. Air conditioning unit. Two uPVC double glazed windows to side aspect. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

10'10" (3.30m) maximum x 10'8" (3.25m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 3

9'0" (2.74m) x 8'10" (2.69m). Radiator. Television aerial point. uPVC double glazed window to side aspect. uPVC double glazed window to front aspect.

From first floor landing, door to:

BATHROOM

7'6" (2.29m) x 5'8" (1.73m). Comprising panelled bath. Wash hand basin. WC. Half height tiled wall surround. Radiator. Obscure uPVC double glazed window to side aspect.

OUTSIDE

The property is approached via a pillared entrance which leads to a private driveway providing parking for approximately 2/3 vehicles and part of which provides access to:

GARAGE

15'10" (4.83m) x 10'10" (3.30m). With up and over door. Power and light. Side courtesy door.

The garden is situated to the front of the property and consists of a raised shaped area of level lawn with flower/shrub beds. Timber shed. Raised paved patio. Water tap. Outside light. Further section of garden laid to decorative stone chippings for ease of maintenance. The garden enjoys a south westerly aspect.

TENURE FREEHOLD

DIRECTIONS

Proceeding out of Exeter down Holloway Street continue along which connects to Topsham Road and proceed along. At the traffic light junction with Barrack Road proceed straight ahead and 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 investigations 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 investigate 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.

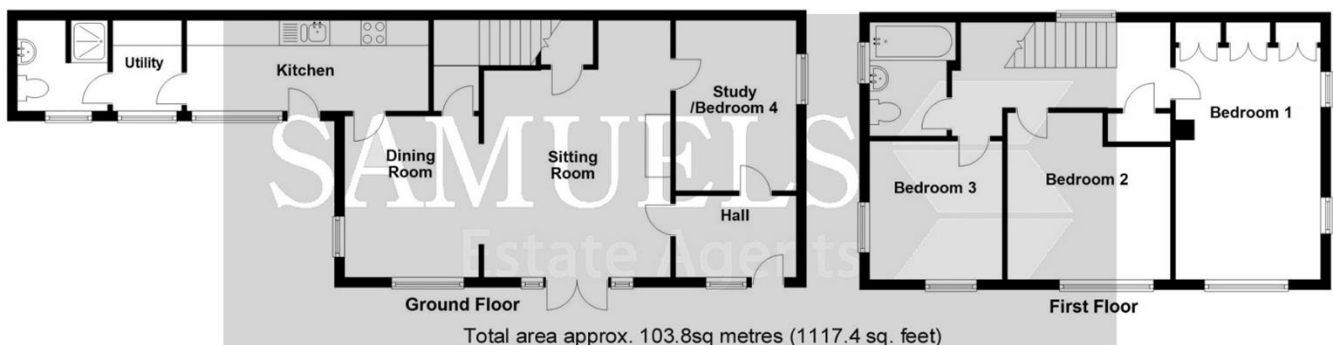
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1122/8313/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		