

**69 BATHERN ROAD
SOUTHAM FIELDS
EXETER
EX2 7QE**



£240,000 FREEHOLD



An opportunity to acquire a spacious coach house with a double garage directly beneath. Presented in superb decorative order throughout. Two double bedrooms. Entrance hall. Spacious lounge/dining room open plan to kitchen. Modern bathroom. Gas central heating. uPVC double glazing. Highly sought after residential location convenient to local amenities, major link roads and railway station. Ideal first time buy/investment purchase. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

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

ENTRANCE HALL

Radiator. Inset halogen spotlight to ceiling. Electric consumer unit. Stairs rising to:

FIRST FLOOR HALLWAY

Radiator. Laminate wood effect flooring. Access to roof space. Smoke alarm. Thermostat control panel. Deep storage/airing cupboard with fitted shelf, also housing boiler serving central heating and hot water supply. uPVC double glazed window to rear aspect. Door opens to:

LOUNGE/DINING ROOM/KITCHEN

17'10" (5.44m) x 17'4" (5.28m) maximum (overall measurements)

Lounge/Dining Area - Laminate wood effect flooring. Two radiators. Television aerial point. Telephone point. Inset halogen spotlights to ceiling. uPVC double glazed window to front aspect. Two uPVC double glazed windows to rear aspect. Open plan to:

Kitchen Area – Fitted with a range of matching base, drawer and eye level cupboards. Marble effect work surfaces with matching splashback. Fitted oven. Four ring gas hob with filter/extractor hood over. 1½ bowl sink unit with single drainer and mixer tap. Plumbing and space for washing machine. Integrated upright fridge freezer. Pull out larder cupboard. Radiator. Tiled floor. Fitted wood breakfast bar with base cupboards under. Coved ceiling. Inset halogen spotlights to ceiling. uPVC double glazed window to front aspect.

From hallway, door to:

BEDROOM 1

12'10" (3.91m) x 9'6" (2.90). Built in triple wardrobe. Coved ceiling. Television aerial point. uPVC double glazed window to front aspect.

From hallway, door to:

BEDROOM 2

13'10" (4.22m) x 8'0" (2.44m). Radiator. Coved ceiling. uPVC double glazed window to rear aspect.

From hallway, door to:

BATHROOM

7'2" (2.18m) x 5'8" (1.73m). A modern matching white suite comprising panelled bath with mixer tap, fitted mains shower unit over and folding glass shower screen. Low level WC. Wash hand basin with modern style mixer tap. Tiled wall surround. Light/shaver point. Inset halogen spotlights to coved ceiling. Extractor fan. Heated ladder towel rail. Obscure uPVC double glazed window to front aspect.

OUTSIDE

To the front of the property is an area of garden mostly laid to decorative stone chippings for ease of maintenance. Pathway and steps, with outside light, provide access to front door. The property in question benefits from two single garages which area directly beneath the coach house.

GARAGE 1

18'2" (5.54m) x 8'4" (2.54m). Up and over door providing vehicle access. Electric light. Fitted worktop. Obscure uPVC double glazed window to front aspect. Door provides access to additional understair storage cupboard.

GARAGE 2

18'2" (5.54m) x 8'4" (2.54m). Up and over door providing vehicle access. Electric light. Water tap. Obscure uPVC double glazed window to front aspect.

TENURE

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 B (Exeter)

DIRECTIONS

Proceeding out of Exeter down Heavitree Fore Street continue to the traffic light junction and bear left onto Honiton Road. At the next set of traffic lights bear right onto Sidmouth Road and at Middlemoor roundabout take the 2nd exit left down into Sidmouth Road and proceed down taking the 2nd right into Bathern Road/Southam Fields and continue down where the property in question will 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 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.

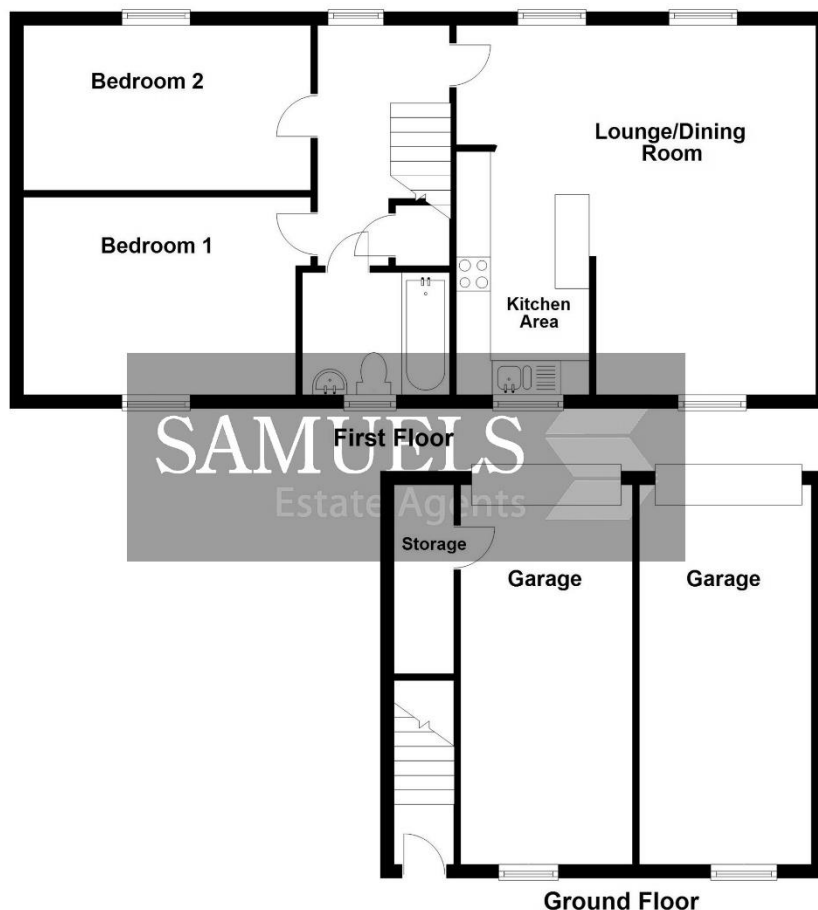
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1025/9056/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		