



**23 CENTRAL AVENUE
EXETER
DEVON
EX4 8NG**

PROOF COPY



£270,000 FREEHOLD



A well proportioned semi detached bungalow occupying a highly convenient position providing good access to local amenities and Exeter city centre. Two double bedrooms. Reception hall. Sitting room. Quality fitted uPVC double glazed conservatory. Kitchen. Modern shower room. Gas central heating. uPVC double glazing. Enclosed rear garden. Garage. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Covered entrance. Courtesy light. Part obscure uPVC double glazed front door leads to:

RECEPTION HALL

Access to roof space. Smoke alarm. Deep linen/storage cupboard with fitted shelving. Stripped wood door leads to:

SITTING ROOM

15'0" (4.57m) x 11'4" (3.45m) maximum. A spacious room. Radiator. Limestone effect fireplace with raised hearth, inset living flame effect gas fire and mantel over. Television aerial point. uPVC double glazed sliding patio door providing access to:

CONSERVATORY

10'5" (3.18m) maximum x 9'8" (2.95m). A quality fitted uPVC double glazed conservatory with dwarf wall. Television aerial point. Power points. Air conditioning unit. Double glazed heat reflective glass roof. uPVC double glazed windows and sliding door providing access and outlook to rear garden.

From reception hall, part glass panelled wood door leads to:

KITCHEN

9'4" (2.84m) x 8'6" (2.59m). A 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 electric hob with filter/extractor hood over. Integrated slimline dishwasher. Space for fridge. Radiator. Tiled floor. uPVC double glazed window to side aspect. Part obscure uPVC double glazed door provides access to rear garden.

From reception hall, exposed wood door leads to:

BEDROOM 1

13'8" (4.17m) x 10'4" (3.15m) maximum. Radiator. Large built in triple wardrobe providing hanging and shelving space. uPVC double glazed window to front aspect.

From reception hall, exposed wood door leads to:

BEDROOM 2

10'5" (3.18m) x 8'2" (2.49m). Radiator. Telephone point. uPVC double glazed window to front aspect.

From reception hall, door leads to:

SHOWER ROOM

A refitted modern matching white suite comprising quadrant tiled shower enclosure with fitted electric shower unit. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC with concealed cistern. Heated ladder towel rail. Tiled wall surround. Extractor fan. Obscure uPVC double glazed window to side aspect.

OUTSIDE

To the front of the property is a raised area of garden mostly laid to decorative stone chippings for ease of maintenance with various maturing shrubs and plants. To the left side elevation is a shared driveway in turn providing access to **detached garage**.

From the driveway a side gate leads to the rear garden which consists of a paved patio. Shaped area of lawn. Pathway leads to the top section of garden which consists of a raised area laid to decorative stone chippings and maturing shrub bed. Outside water tap. Enclosed to all sides. Adjoining the bungalow is a:

BRICK BUILT UTILITY ROOM

6'8" (2.03m) x 5'0" (1.52m). With plumbing and space for washing machine. Further appliance space. Roll edge worktop. Two eye level cupboards. Power and light. Electric consumer unit. Electric meter. Gas meter. Wall mounted boiler serving central heating and hot water supply.

TENURE FREEHOLD

DIRECTIONS

From Sidwell Street roundabout take the turning into Old Tiverton Road and at the next roundabout take the 3rd exit left onto Prince Charles Road. At the roundabout bear left onto Calthorpe Road which connects to Beacon Lane and at the next roundabout proceed straight ahead to the brow of the hill and turn left into Fox Road, at the junction proceed straight head up into Central Avenue where the property in question will be found towards the end of this road 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.

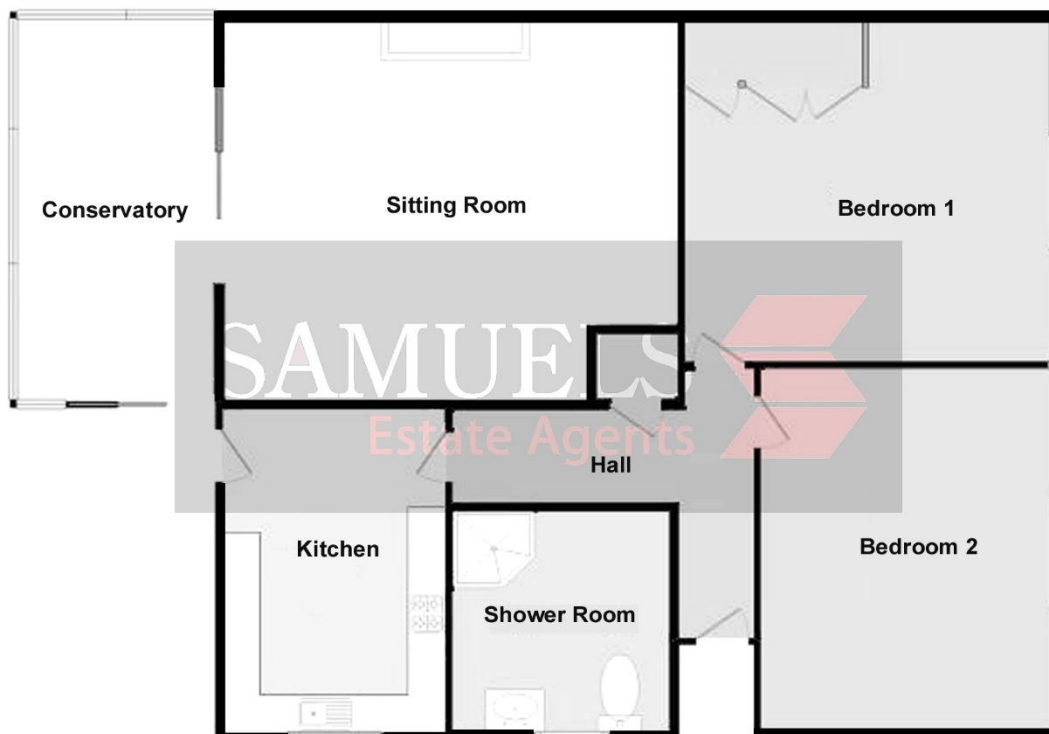
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0123/8331/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		