

**48 SUMMER LANE  
EXETER  
DEVON  
EX4 8BZ**



**OFFERS IN EXCESS OF £325,000 FREEHOLD**



An opportunity to acquire a fabulous extended detached bungalow occupying a highly convenient position providing good access to local amenities and Exeter city centre. Presented in good decorative order throughout. Two good size bedrooms. Reception hall. Spacious sun lounge open plan to dining room. Kitchen. Separate utility room (previously bedroom three). Gas central heating. uPVC double glazing. Attractive brick paved private driveway providing parking for approximately two/three vehicles. Enclosed lawned rear garden enjoying a high degree of privacy. Viewing highly recommended.

## **ACCOMMODATION IN DETAIL COMPRISSES (All dimensions approximate)**

Arched covered entrance with courtesy light. Double power point. Part obscure uPVC double glazed front door leads to:

### **RECEPTION HALL**

Radiator. Smoke alarm. Thermostat control panel. Doorway opens to:

### **KITCHEN**

13'4" (4.06m) x 9'2" (2.79m) maximum. Fitted with a range of matching base, drawer and eye level cupboards. Granite effect roll edge work surfaces with tiled splashbacks. Space for electric gas cooker with filter/extractor hood over. Ceramic single drainer sink unit with traditional style mixer tap. Integrated fridge. Integrated dishwasher. Inset LED spotlights to ceiling. uPVC double glazed window and door providing access and outlook to rear garden. Access to roof space. Door to:

### **DINING ROOM**

11'2" (3.40m) x 10'10" (3.30m). Radiator. Picture rail. Telephone point. uPVC double glazed window to side aspect. Large square opening to:

### **SUN LOUNGE**

15'0" (4.57m) x 11'8" (3.56m) maximum. Radiator. Telephone point. Pitched doubled glazed roof. uPVC double glazed windows and double opening doors providing access and outlook to rear garden.

From reception hall, door to:

### **BEDROOM 1**

13'5" (4.09m) maximum into bay x 10'8" (3.25m). Picture rail. Exposed brick chimney breast. Radiator. uPVC double glazed bay window to front aspect.

From reception hall, door to:

### **BEDROOM 2**

13'0" (3.96m) maximum into bay and wardrobe space x 10'2" (3.10m). Picture rail. Radiator. Range of built in wardrobes to one wall. uPVC double glazed bay window to front aspect.

From reception hall, door to:

### **UTILITY**

10'6" (3.20m) x 5'2" (1.57m) (previously a bedroom). Fitted wood work surface. Plumbing and space for washing machine. Space for upright fridge freezer. Separate fridge and further appliance space. Radiator. uPVC double glazed window to side aspect.

From reception hall, door to:

### **BATHROOM**

10'0" (3.05m) x 7'10" (2.39m). A spacious bathroom comprising corner panelled bath. Low level WC. Wash hand basin. Separate shower enclosure with fitted electric shower unit. Heated ladder towel rail. Part tiled walls. Obscure uPVC double glazed window to side aspect.

### **OUTSIDE**

The property is approached via an attractive brick paved private driveway providing ample parking. Brick paved pathway leads to the front door. Directly to the front of the property is a sloped area of lawn with inset flower/shrub beds. Neat hedgerow. To the right side elevation of the property is a side gate leading to the rear garden which consists of a paved and concrete patio. Decked terrace leading to summer house. Two timber sheds. Neat shaped area of level lawn. Additional paved patio with water tap.

### **GOOD SIZE STORAGE SHED**

11'5" (3.48m) x 5'5" (1.65m). Which has been converted to a gym area with power and light and windows to side aspect.

The rear garden is enclosed to all sides whilst additional side gate leads to the left side elevation of the bungalow.

### **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 D (Exeter)

## DIRECTIONS

Proceeding out of Exeter down Pinhoe Road continue under Polsloe Bridge and at the next set of traffic lights proceed straight ahead, almost to the brow of the hill, turning left down into Whipton Village Road and proceed down taking the 2nd left into Summer Lane. Continue along where 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.

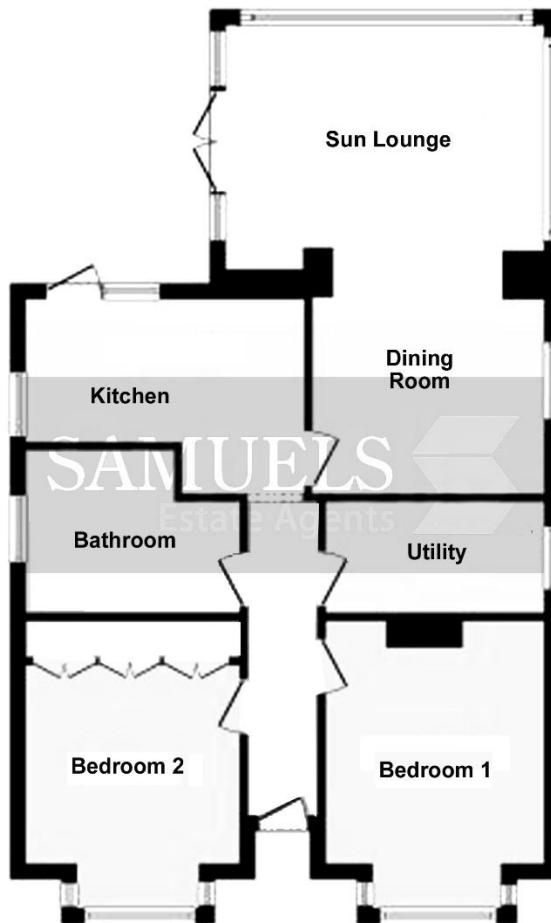
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/1225/9098/AV



Floor plan for illustration purposes only – not to scale

