



**116 BEACON LANE
EXETER
DEVON
EX4 8NP**



£230,000 FREEHOLD



A well proportioned mid terraced house occupying a highly convenient position providing good access to local amenities and Exeter city centre. Three bedrooms. First floor shower room with separate cloakroom. Sitting room. Kitchen/dining room. Gas central heating. uPVC double glazing. Enclosed lawned rear garden. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Covered entrance with courtesy light. Obscure uPVC double glazed front door, with matching side panel, leads to:

RECEPTION HALL

Stairs rising to first floor. Hive thermostat. Door to:

SITTING ROOM

21'0" (6.40m) x 10'8" (3.25m). Fireplace with living flame effect gas fire, wood surround and mantel over. Radiator. Television aerial point. Two wall light points. uPVC double glazed window to front aspect with outlook over front garden. uPVC double glazed window to rear aspect with outlook over rear garden. Glass panelled door leads to:

KITCHEN/DINING ROOM

20'10" (6.35m) x 9'4" (2.84m) reducing to 6'0" (1.83m). Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces. 1½ bowl sink unit with single drainer and mixer tap. Space for cooker. Space for fridge. Further appliance space. Two upright storage cupboards. Radiator. Wall mounted boiler serving central heating and hot water supply. (Space for table and chairs with removal of existing base cupboards). uPVC double glazed window to front aspect. uPVC double glazed window to rear aspect with outlook over rear garden. Obscure uPVC double glazed door provides access and outlook to rear garden.

FIRST FLOOR LANDING

Smoke alarm. Access to roof space. Linen/storage cupboard. Door to:

BEDROOM 1

14'0" (4.27m) maximum reducing to 10'10" (3.30m) x 10'8" (3.25m). Radiator. uPVC double glazed window to front aspect with outlook over neighbouring area.

From first floor landing, door to:

BEDROOM 2

12'6" (3.81m) maximum x 9'10" (3.0m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 3

10'8" (3.25m) x 6'2" (1.88m). Deep built in cupboard/wardrobe. uPVC double glazed window to front aspect with outlook over neighbouring area.

From first floor landing, door to:

SHOWER ROOM

Comprising shower enclosure with fitted electric shower unit. Wash hand basin with modern style mixer tap (not connected). Tiled wall surround. Tiled floor. Obscure uPVC double glazed window to rear aspect.

From first floor landing, door to:

SEPARATE CLOAKROOM

With WC. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is an area of lawned garden with picket fencing. A shared pathway leads to a private pathway providing access to front door. To the rear of the property is an enclosed lawned rear garden with dividing pathway and timber shed.

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. Continue to the next roundabout bearing left onto Calthorpe Road which connects to Beacon Lane continue over the roundabout and the property in question will be found a short way along 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 check 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.

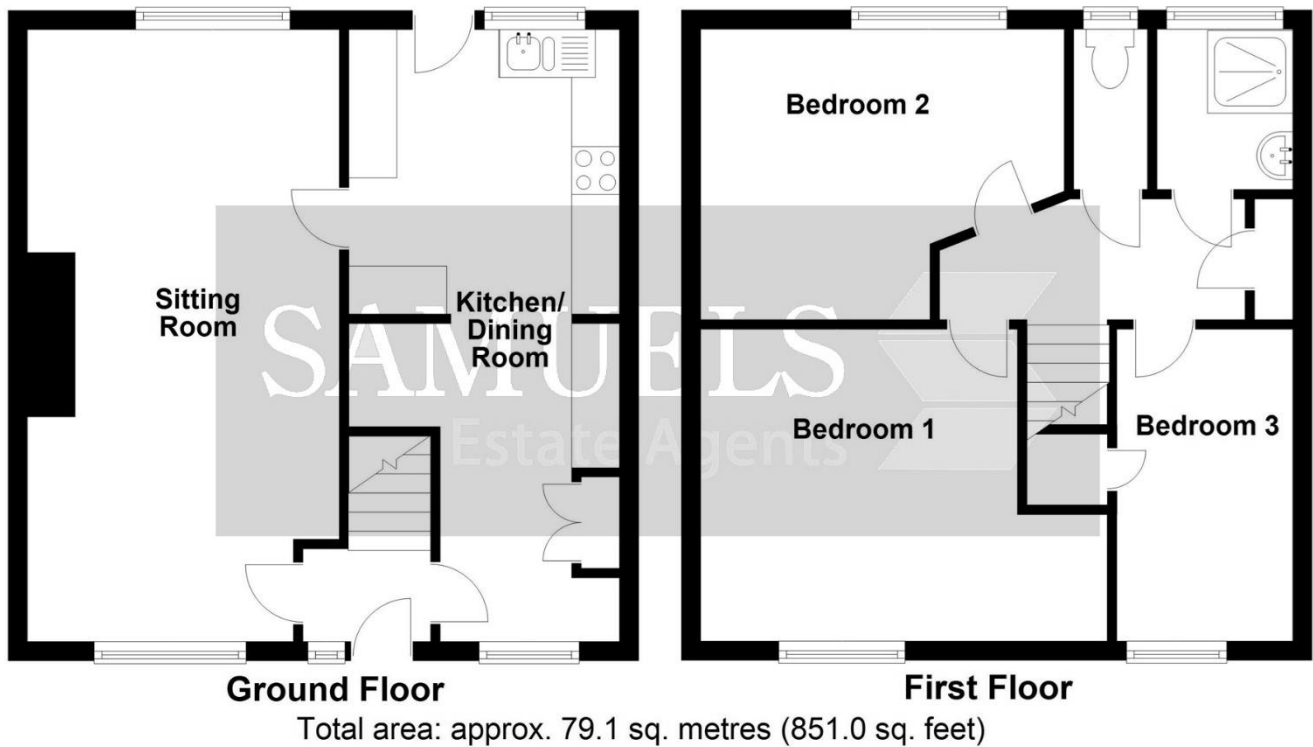
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0923/8487/AV





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		