

**102 GLASSHOUSE LANE
COUNTESS WEAR
EXETER
EX2 7DA**



£450,000 FREEHOLD



An opportunity to acquire a deceptively spacious three/four bedroom detached chalet bungalow occupying a generous site with long private driveway and good size garden to the rear enjoying a highly degree of privacy. Well proportioned versatile living accommodation. Three/four bedrooms. Ensuite shower room to master bedroom. Reception hall. Large sitting room. Kitchen. Modern bathroom. Family room/dining room/bedroom four. Gas central heating. uPVC double glazing. Private driveway providing ample parking. Detached garage. Highly convenient position providing good access to local amenities and major link roads. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Sliding glass door, with matching large side panel, leads to:

ENCLOSED ENTRANCE PORCH

Tiled floor. Courtesy light. Part obscure stable style door leads to:

RECEPTION HALL

Two radiators. Telephone point. Thermostat control panel. Airing cupboard, with fitted shelving, housing lagged hot water cylinder. Cupboard housing electric consumer unit and meter. Cloak/storage cupboard with fitted shelving. Obscure glass panelled door leads to:

SITTING ROOM

15'10" (4.83m) x 13'10" (4.22m). A light and spacious room. Tiled fireplace with raised hearth, living flame effect gas fire and wood mantel over. Two radiators. Television aerial point. Two wall light points. Lead effect uPVC double glazed window to rear aspect with outlook over rear garden. Lead effect uPVC double glazed double opening doors providing access and outlook to rear garden.

From reception hall, obscure glass panelled door leads to:

KITCHEN

11'0" (3.35m) x 9'0" (2.74m). Fitted with a range of matching base, drawer and eye level cupboards. Wood trim work surfaces with tiled splashback. 1½ bowl sink unit with single drainer and mixer tap. Fitted electric cooker with four ring gas hob and filter/extractor hood over. Plumbing and space for washing machine. Plumbing and space for dishwasher. Space for fridge. Wall mounted boiler serving central heating and hot water supply. Radiator. Lead effect uPVC double glazed window to side aspect. Lead effect uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed door leads to:

SIDE LOBBY

Tiled floor. Storage cupboards. uPVC double glazed windows to both side and rear aspects. Obscure uPVC double glazed door provides access to side elevation.

From reception hall, door to:

FAMILY ROOM/DINING ROOM/BEDROOM 4

14'10" (4.52m) x 10'4" (3.15m) maximum. Radiator. Stairs leading to first floor. Understair recess. Lead effect uPVC double glazed window to rear aspect with outlook over rear garden. Lead effect uPVC double glazed double opening doors providing access and outlook to rear garden.

From reception hall, door to:

BEDROOM 2

12'0" (3.66m) x 7'10" (2.39m) excluding wardrobe space. Radiator. Built in double wardrobe. Lead effect uPVC double glazed window to front aspect.

From reception hall, door to:

BEDROOM 3

7'10" (2.39m) excluding wardrobe space x 7'10" (2.39m). Radiator. Built in wardrobe. Lead effect uPVC double glazed window to front aspect.

From reception hall, door to:

BATHROOM

9'0" (2.74m) x 5'6" (1.68m). A modern matching white suite comprising panelled bath with fitted mains shower unit over, glass shower screen and tiled splashback. Wash hand basin with tiled splashback. Low level WC. Radiator. Extractor fan. Two lead effect obscure uPVC double glazed windows to side aspect.

FIRST FLOOR LANDING

Smoke alarm. Door to:

BEDROOM 1

25'0" (7.62m) x 12'0" (3.66m) (part sloped ceiling). A light and spacious room with a range of bedroom furniture providing ample drawer and storage cupboards. Built in wardrobe. Radiator. Access to eaves/storage space. Additional access to deep eaves/storage space. Telephone point. Double glazed Velux window to front aspect with outlook over neighbouring area. Further double glazed Velux window to front aspect with outlook over Bridge Road and neighbouring King George V playing fields. Door to:

ENSUITE SHOWER ROOM

8'10" (2.69m) x 5'8" (1.73m) (Part sloped ceiling). Comprising tiled shower enclosure with fitted mains shower unit. Low level WC. Wash hand basin with tiled splashback. Radiator. Shaver point. Extractor fan. Access point to eaves/storage space. Double glazed Velux window to front aspect again with outlook over Bridge Road and neighbouring King George V playing fields.

OUTSIDE

The property is approached via a long private driveway leading to an additional driveway/turning area part of which provides access to:

SINGLE GARAGE

With power and light. Up and over door providing vehicle access.

Directly to the front of the property is a level area of lawn with surrounding shrub beds stock with a variety of maturing shrubs, plants and hedgerow. To the left side elevation is a wrought iron gate and concrete pathway which in turn provides access to the rear garden which enjoys a high degree of privacy mostly laid to lawn with various maturing shrub beds. Fish pond. Large timber shed/workshop. The garden is also well stocked with a variety of maturing trees and is enclosed to all sides by means of timber panelled fencing and mature hedgerow.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE and Three voice and data limited, O2 voice likely and data limited, Vodafone voice and data likely

Mobile: Outdoors – EE, Three, O2 and Vodafone voice and data likely

Broadband: Standard, Superfast & Ultrafast available.

Flood Risk: River & sea – Very low risk, Surface water – Very Low risk

Mining: No risk from mining

Council Tax: Band D (Exeter)

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue along to Countess Wear roundabout and take the 3rd exit down into Bridge Road. Continue down and after the first set of traffic lights turn immediately left into Glasshouse Lane, the property in question will be found a short way along on the left hand side (private driveway provides access to property)

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.

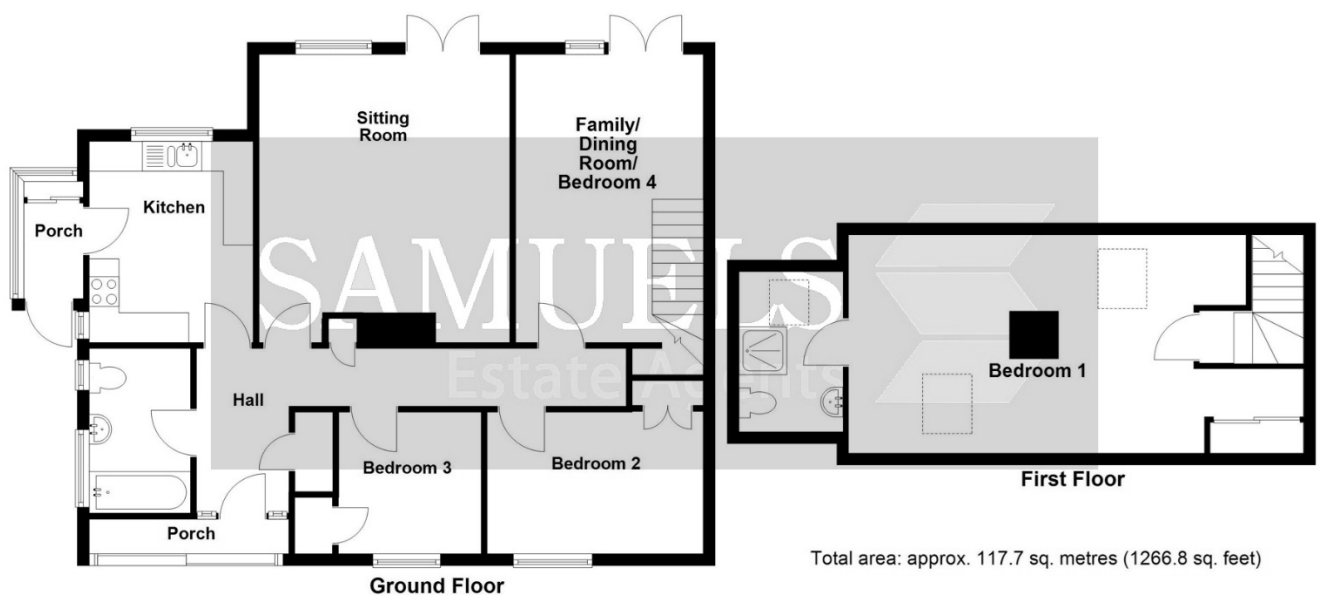
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0325/8876/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		