



**2 CHERRY TREE CLOSE
EXETER
DEVON
EX4 5AT**



£335,000 FREEHOLD



An opportunity to acquire a well proportioned split level semi detached family home occupying a delightful position with fine outlook and views over neighbouring area and beyond. Three good size bedrooms. Bathroom with separate cloakroom. Reception hall. Light and spacious sitting room. Separate dining room. Kitchen. Ground floor cloakroom. Useful underhouse storage room. Gas central heating. uPVC double glazing. Enclosed mature rear garden with rear access to neighbouring park. Private driveway. Garage. Convenient position providing good access to Exeter city centre. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part covered entrance with courtesy light. Part obscure uPVC double glazed front door, with matching side panels, leads to:

RECEPTION HALL

Radiator. Telephone point. Stairs lead down to:

LOWER GROUND FLOOR

HALLWAY

Laminate wood effect flooring. Thermostat control panel. Deep walk in understair storage cupboard. Deep walk in:

UNDERHOUSE STORAGE ROOM

9'0" (2.74m) maximum x 7'10" (2.39m). A room to provide a number uses. Fitted shelving. Housing boiler serving central heating and hot water supply. Power and light.

From lower ground floor hallway, door to:

SITTING ROOM

17'4" (5.28m) maximum x 14'0" (4.27m). A light and spacious room. Brick/stone effect fireplace extending into alcoves with inset living flame effect gas fire, raised hearth and wood mantels over. Television aerial point. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed sliding patio door providing access and outlook to rear garden, neighbouring play park and countryside beyond. Large feature archway opens to:

DINING ROOM

12'0" (3.66m) x 9'8" (2.95m). Radiator. Two wall light points.

From lower ground floor hallway, door to:

CLOAKROOM

A refitted modern matching white suite. Low level WC and inset wash hand basin with modern style mixer tap. Half height tiled walls. Obscure uPVC double glazed window to side aspect.

From lower ground floor hallway, obscure glass panelled door leads to:

KITCHEN

9'4" (2.84m) x 8'10" (2.69m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. 1½ bowl sink unit with single drainer and modern style mixer tap. Space for electric/gas cooker with filter/extractor hood over. Plumbing and space for washing machine. Plumbing and space for slimline dishwasher. Space for fridge. Radiator. Part obscure uPVC double glazed door to side elevation. uPVC double glazed window to rear aspect with outlook over rear garden and countryside beyond.

From reception hall, door to:

BEDROOM 2

12'0" (3.66m) x 10'0" (3.05m). Radiator. uPVC double glazed window to front aspect.

From reception hall, two stairs lead to:

LANDING

Access to roof space. Door to:

BEDROOM 3

9'5" (2.87m) x 9'0" (2.74m). Radiator. Built in double wardrobe. Airing cupboard housing lagged hot water cylinder. uPVC double glazed window to rear aspect offering fine outlook over rear garden, neighbouring play park and countryside beyond.

From landing, door to:

BEDROOM 1

14'0" (4.27m) x 12'0" (3.66m). A light and spacious room. Range of built in bedroom furniture consisting of two double wardrobes, one single wardrobe, central dressing table and overhead storage cupboards. Radiator. Television aerial point. uPVC double glazed window to rear aspect again offering fine outlook over rear garden, neighbouring play park and countryside beyond.

From landing, door to:

BATHROOM

8'10" (2.69m) x 4'10" (1.47m). A matching suite comprising panelled bath with fitted electric shower unit over. Wash hand basin. Tiled wall surround. Radiator. Obscure uPVC double glazed window to rear aspect.

From landing, door to:

SEPARATE WC

Recently fitted low level WC and inset wash hand basin with modern style mixer tap. Half height tiled wall surround. Obscure uPVC double glazed window to side aspect.

OUTSIDE

To the front of the property is a lawned area of garden with surrounding shrub beds well stocked with a variety of maturing shrubs, plants and bushes. Pathway leads to the front door. Attractive brick paved private driveway provides access to:

GARAGE

16'0" (4.88m) x 8'0" (2.44m). Up and over door. Power and light. Electric meter, gas meter and consumer unit. Window to side elevation.

To the right side elevation is a side gate with steps and pathway, with outside light and water tap, providing access to the rear garden which is a particular feature of the property enjoying a westerly aspect whilst consisting of an attractive paved patio with outside lighting. Timber shed.

Steps and pathway lead down to a neat shaped area of lawn well stocked with a variety of maturing shrubs, plants, bushes and trees. Further timber shed. The rear garden is enclosed by neat natural hedgerow and timber panelled fencing whilst a rear gate provides access to neighbouring play park.

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 along New North Road continue to the clock tower roundabout and continue into New North Road. At the traffic light junction continue straight ahead which then connects to Cowley Bridge Road and continue along, passing the petrol filling station, taking the 2nd right into West Garth Road. Continue up the hill taking the 1st right into Cherry Tree Close where the property in question will be found a short way along 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.

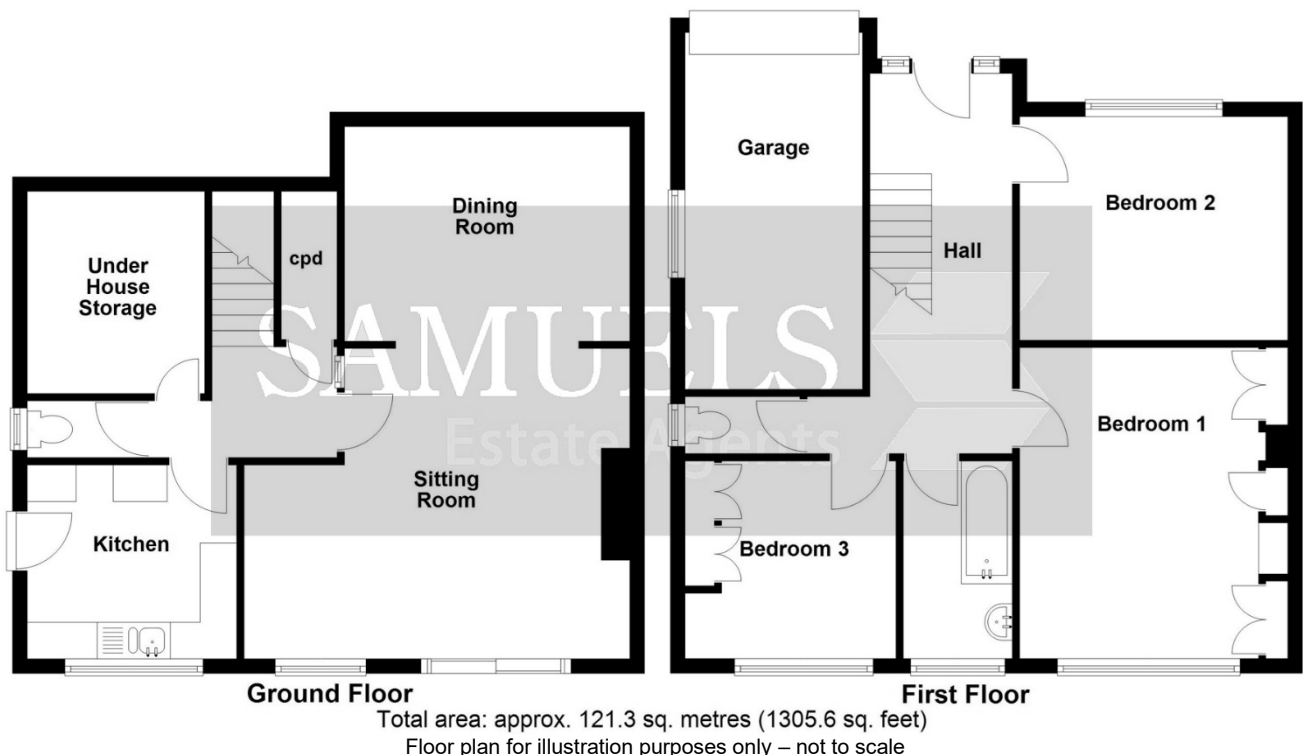
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1025/9053/AV





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		