



**36 POUND LANE
TOPSHAM
NEAR EXETER
EX3 0NA**



£340,000 FREEHOLD



An opportunity to acquire a spacious semi detached house occupying a highly convenient level position within close proximity to all local amenities including riverside walks. Well proportioned living accommodation. Two double bedrooms. First floor bathroom. Entrance hall. Ground floor cloakroom. Spacious lounge/dining room. Kitchen/breakfast room. Gas central heating. uPVC double glazing. Enclosed paved rear garden. Private single garage. No chain. Viewing highly recommended.



ENTRANCE HALL

Radiator. Cloak hanging space. Door to:

CLOAKROOM

Comprising low level WC. Wash hand basin set in vanity unit with cupboard space beneath and tiled splashback. Heated ladder towel rail. Obscure uPVC double glazed window to front aspect.

From entrance hall, obscure glass panelled internal door leads to:

LOUNGE/DINING ROOM

17'8" (5.38m) x 13'0" (3.96m) maximum. A well proportioned room. Two radiators. Telephone point. Television aerial point. Stairs rising to first floor. Understair recess with fitted shelving. Deep cloak/storage cupboard. uPVC double glazed window to front aspect. Obscure glass panelled door leads to:

KITCHEN/BREAKFAST ROOM

13'0" (3.96m) x 7'4" (2.24m). Fitted with a range of matching base, drawer and eye level cupboards. Granite effect roll edge work surfaces, incorporating breakfast bar, with tiled splashback. Single drainer sink unit with mixer tap. Plumbing and space for washing machine. Space for electric/gas cooker. Space for fridge. Radiator. Wall mounted boiler serving central heating and hot water supply. Larder cupboard with fitted shelving. uPVC double glazed window and door providing access and outlook to rear garden.

FIRST FLOOR LANDING

Access to roof space. Smoke alarm. Door to:

BEDROOM 1

13'0" (3.96m) maximum x 11'0" (3.35m). Radiator. Deep built in storage cupboard with fitted shelving and electric bar heater. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

13'0" (3.96m) x 7'8" (2.30m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BATHROOM

6'6" (1.98m) x 6'4" (1.93m). A matching white suite comprising panelled bath with fitted electric shower unit over and tiled splashback. Wash hand basin set, with mixer tap, set in vanity unit with cupboard space beneath. Low level WC with concealed cistern. Part tiled walls. Heated ladder towel rail. Extractor fan. Obscure uPVC double glazed window to side aspect.

OUTSIDE

To the front of the property is a small area of garden with dividing pathway leading to the front door. To the left side elevation is a pathway with private side gate leading to the rear garden which is mostly laid to paving with various maturing shrubs, plants and trees and large timber shed. The rear garden is enclosed to all sides whilst the property also benefits from a **private single garage** which is adjacent to the garden wall.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: To be confirmed

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 C (Exeter)

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout and proceed straight ahead again into Topsham Road. Upon entering Topsham turn left into Denver Road then 1st right into Pound Lane.

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.

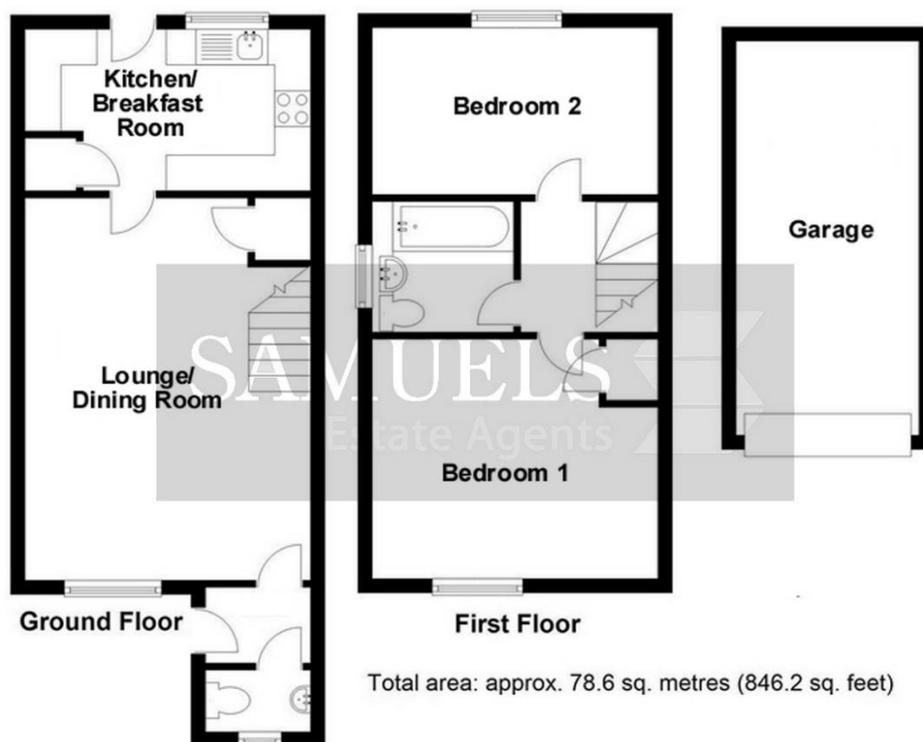
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0126/9116/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		