



**1 TADDIFORDE ROAD
ST DAVIDS
EXETER
EX4 4AY**



£250,000 FREEHOLD



A well proportioned end terraced house occupying a highly convenient position providing excellent access to local amenities, riverside walks, St Davids mainline railway station, university and Exeter city centre. Two bedrooms. First floor modern shower room. Reception hall. Sitting room. Spacious kitchen/dining room. Gas central heating. Double glazing. Enclosed rear garden. Ideal first time buy/investment purchase. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Covered entrance with courtesy light. Front door leads to:

RECEPTION HALL

Radiator. Smoke alarm. Stairs rising to first floor. Door to:

SITTING ROOM

12'0" (3.66m) into recess x 9'0" (2.74m). Radiator. Telephone point. Television aerial point. Double glazed window to front aspect.

From reception hall, glass panelled door leads to:

KITCHEN/DINING ROOM

Dining Room – 11'4" (3.45m) x 9'6" (2.90m) into recess. Radiator. Understair storage cupboard with electric meter and consumer unit. uPVC double glazed door and window providing access and outlook to rear garden. Large square opening to:

Kitchen – 13'10" (4.22m) x 6'0" (1.83m). Fitted with a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces. Fitted electric oven. Four ring gas hob with stainless steel splashback and filter/extractor hood over. Single drainer sink unit with mixer tap. Plumbing and space for washing machine. Space for upright fridge freezer. Wall mounted boiler serving central heating and hot water supply. Double glazed window to rear aspect with outlook over rear garden.

FIRST FLOOR LANDING

Smoke alarm. Access to roof void. Double glazed window to side aspect. Door to:

BEDROOM 1

15'6" (4.72m) into recess x 9'0" (2.74m). Feature cast iron fireplace with fire surround and mantel over. Radiator. Wardrobe recess with hanging rail and fitted shelving. Picture rail. Two double glazed windows to front aspect.

From first floor landing, door to:

BEDROOM 2

11'0" (3.35m) x 8'2" (2.49m). Feature cast iron fireplace with wood surround and mantel over. Wardrobe recess with hanging rail and fitted shelving. Double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

SHOWER ROOM

7'10" (2.39m) x 6'8" (2.03m). A matching white suite comprising good size tiled shower enclosure, incorporating drying area, fitted mains shower unit including separate shower attachment and toughened glass screen. Low level WC. Wash hand basin. Radiator. Extractor fan. Obscure double glazed window to rear aspect.

OUTSIDE

To the front of the property is a raised area of garden laid to decorative stone chippings for ease of maintenance. Dividing pathway and steps lead to the front door. The rear garden consists of a part covered patio area with outside light. Retaining wall. Side steps lead to a raised area of garden mostly laid to artificial turf and decorative stone chippings. The rear garden is enclosed to all sides.

TENURE

Freehold

COUNCIL TAX

Band B

DIRECTIONS

Proceeding out of Exeter along New North Road continue over the clock tower roundabout again into New North Road. At the traffic light junction turn left into Hele Road and at the mini roundabout take the 2nd exit left down into St Davids Hill continue straight over the double roundabout and take the 1st right into Taddiforde Road.

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 on 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/0525/8631/AV



Ground Floor

First Floor

Total area: approx. 66.1 sq. metres (711.1 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		