



**8 GLASTONBURY CLOSE
EXETER
DEVON
EX4 9EQ**



£220,000 FREEHOLD



An opportunity to acquire a spacious semi detached house occupying a highly convenient position close to local amenities. Three bedrooms. First floor bathroom with separate cloakroom. Entrance vestibule. Reception hall. Lounge/dining room. Kitchen/breakfast room. Double glazing. Part gas central heating. Enclosed rear garden. Requiring modernisation. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part obscure uPVC double glazed front door leads to:

ENTRANCE VESTIBULE

Cloak hanging space. cupboard housing electric meter. Two uPVC double glazed windows to front aspect. Obscure double glazed door leads to:

RECEPTION HALL

Stairs rising to first floor. Large understair recess. Radiator. Electric consumer unit. Deep walk in storage cupboard, with fitted shelving, housing gas meter and electric light. Telephone point. Obscure glazed sliding door leads to:

LOUNGE/DINING ROOM

17'10" (5.44m) x 13'6" (4.11m) maximum. Radiator. Television aerial point. Large double glazed sliding patio doors providing access and outlook to rear garden.

From reception hall, double opening louvre doors lead to:

KITCHEN/BREAKFAST ROOM

9'8" (2.95m) x 8'10" (2.69m) excluding door recess. Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. Fitted oven. Four ring gas hob with filter/extractor hood over. 1½ bowl sink unit with single drainer and modern style mixer tap. Plumbing and space for washing machine. Plumbing and space for dishwasher. Radiator. Space for small table and chairs. Storage cupboard. uPVC double glazed window to front aspect.

FIRST FLOOR LANDING

Access to roof space. Deep walk in storage cupboard housing boiler serving central heating and hot water supply. Door to:

BEDROOM 1

12'8" (3.86m) x 10'5" (3.18m). Range of built in bedroom furniture consisting of two double wardrobes. Extensive range of drawers with matching dressing table. uPVC double glazed window to rear aspect.

From first floor landing, door to:

BEDROOM 2

10'10" (3.30m) maximum x 8'8" (2.64m). Radiator uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 3

8'6" (2.59m) x 7'0" (2.13m). uPVC double glazed window to rear aspect.

From first floor landing, door to:

BATHROOM

A matching suite comprising panelled bath with tiled splashback and fitted electric shower unit over. Wash hand basin with tiled splashback. Obscure uPVC double glazed window to front aspect.

From first floor landing, door to:

CLOAKROOM

Comprising low level WC. Obscure uPVC double glazed window to front aspect.

OUTSIDE

To the front of the property is a paved area of garden with access to the front door. The rear garden consists of a paved patio and brick built storage shed. Two shaped areas of lawn. Dividing pathway leads to timber shed. The rear garden is enclosed to all sides. A rear gate provides pedestrian access.

TENURE FREEHOLD

DIRECTIONS

From Sidwell Street roundabout take the turning into Old Tiverton Road and at the roundabout take the 3rd exit left onto Prince Charles Road. At the next roundabout bear left onto Calthorpe Road which connects to Beacon Lane, at the next roundabout take the 1st left into King Arthurs Road and continue to the top of this road bearing right then take the 2nd right into Glastonbury Close.

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 investigations 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 investigate 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.

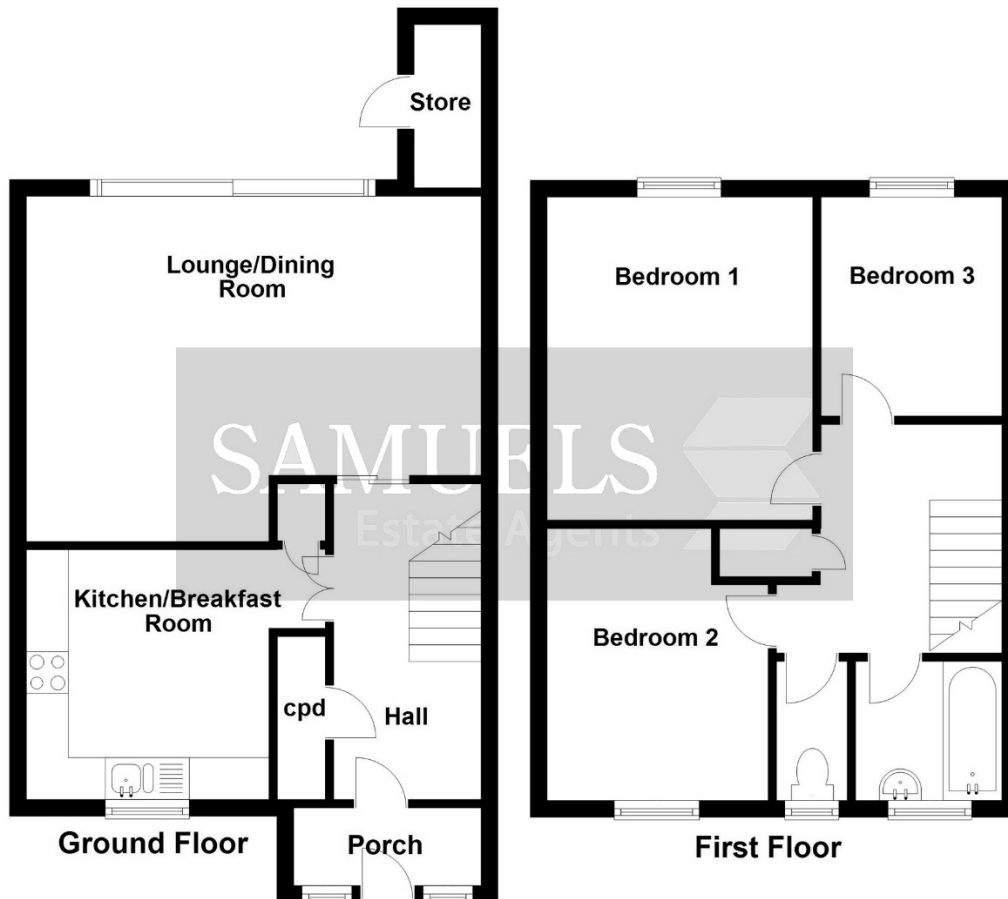
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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

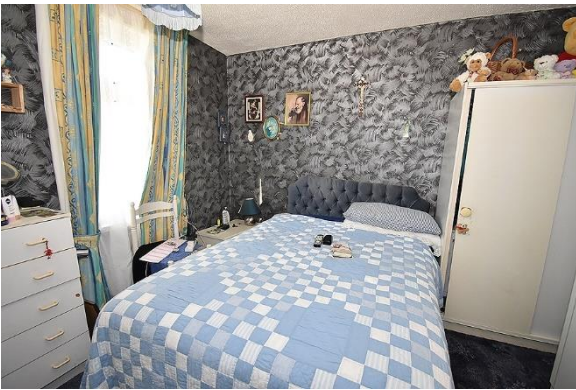
REFERENCE

CDER/0123/8337/AV



Total area: approx. 82.0 sq. metres (882.4 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		