



PROOF COPY

**42 SELDON CRESCENT  
HILLSIDE GARDENS  
EXETER  
EX1 3WF**



**£250,000 FREEHOLD**



**\*A stylish modern mid link house occupying a delightful position within close proximity to local amenities and primary school. Presented in superb decorative order throughout. Two good size bedrooms. Modern bathroom. Reception hall. Ground floor cloakroom. Modern kitchen. Light and spacious lounge/dining room. Gas central heating. uPVC double glazing. Two allocated parking spaces. Enclosed rear garden. Ideal first time buy/investment purchase. Viewing highly recommended\***

## **ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)**

Composite front door, with attractive double glazed panel, leads to:

### **RECEPTION HALL**

Radiator. Smoke alarm. Deep storage cupboard with electric consumer unit also housing boiler serving central heating and hot water supply. Door to:

### **CLOAKROOM**

A modern matching white suite comprising low level WC. Wash hand basin with modern style mixer tap and tiled splashback. Radiator. Extractor fan.

From reception hall, square opening to:

### **KITCHEN**

8'8" (2.64m) x 6'4" (1.93m). A modern kitchen fitted with a range of matching gloss fronted base, drawer and eye level cupboards. Marble effect roll edge work surfaces with matching splashback. Single drainer sink unit with modern style mixer tap. Fitted oven. Four ring gas hob with stainless steel splashback with filter/extractor hood over. Integrated upright fridge freezer. Plumbing and space for washing machine. Inset LED spotlights to ceiling. uPVC double glazed window to front aspect.

From reception hall, door to:

### **LOUNGE/DINING ROOM**

15'10" (4.83m) maximum x 12'10" (3.91m). A light and spacious room. Television aerial point. Telephone point. Two radiators. Understair recess. Stairs rising to first floor. Smoke alarm. uPVC double glazed double opening doors, with matching full height side windows, providing access and outlook to rear garden.

### **FIRST FLOOR LANDING**

Access to roof space. Smoke alarm. Door to:

### **BEDROOM 1**

12'10" (3.91m) x 9'4" (2.84m) maximum. Radiator. Television aerial point. Two uPVC double glazed windows to front aspect.

From first floor landing, door to:

### **BEDROOM 2**

12'10" (3.91m) maximum reducing to 9'5" (2.87m) x 8'0" (2.44m). Large built in wardrobe with hanging rails. Radiator. uPVC double glazed window to rear aspect with outlook over neighbouring area and countryside beyond.

From first floor landing, door to:

### **BATHROOM**

A modern matching white suite comprising panelled bath with modern style mixer tap, fitted mains shower unit over, folding glass shower screen and tiled splashback. Wash hand basin with modern style mixer tap. Tiled splashback. Low level WC. Radiator. Extractor fan. Shaver point.

### **OUTSIDE**

To the front of the property is small area of garden with pathway leading to the front door, with courtesy light. To the rear of the property is a delightful enclosed rear garden with paved patio, outside light and water tap. Section of garden laid to artificial turf for ease of maintenance. Further additional area laid to decorative stone chippings. The rear garden is enclosed to all sides whilst a rear gate provides pedestrian access. The property also benefits from two private allocated parking spaces which are situated to the front.

### **TENURE**

**FREEHOLD**

### **DIRECTIONS**

Proceeding out of Exeter along Pinhoe Road continue to the traffic light junction by Sainsbury's and bear left. Proceed down to the next set of traffic lights turning left, signposted 'Pinhoe', and proceed through Pinhoe and continue on the road for approximately ½ mile. At the next traffic light junction turn left into Hillside Gardens/ Hawkins Road and proceed around bearing left at the junction and take the 2<sup>nd</sup> left into Seldon Crescent.

### **VIEWING**

**Strictly by appointment with the Vendors Agents.**

**SAMUELS ESTATE AGENTS, 38 LONGBROOK STREET, EXETER, EX4 6AE**  
**TELEPHONE 01392 494999 : EMAIL: [info@samuelsagents.co.uk](mailto:info@samuelsagents.co.uk)**

**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.

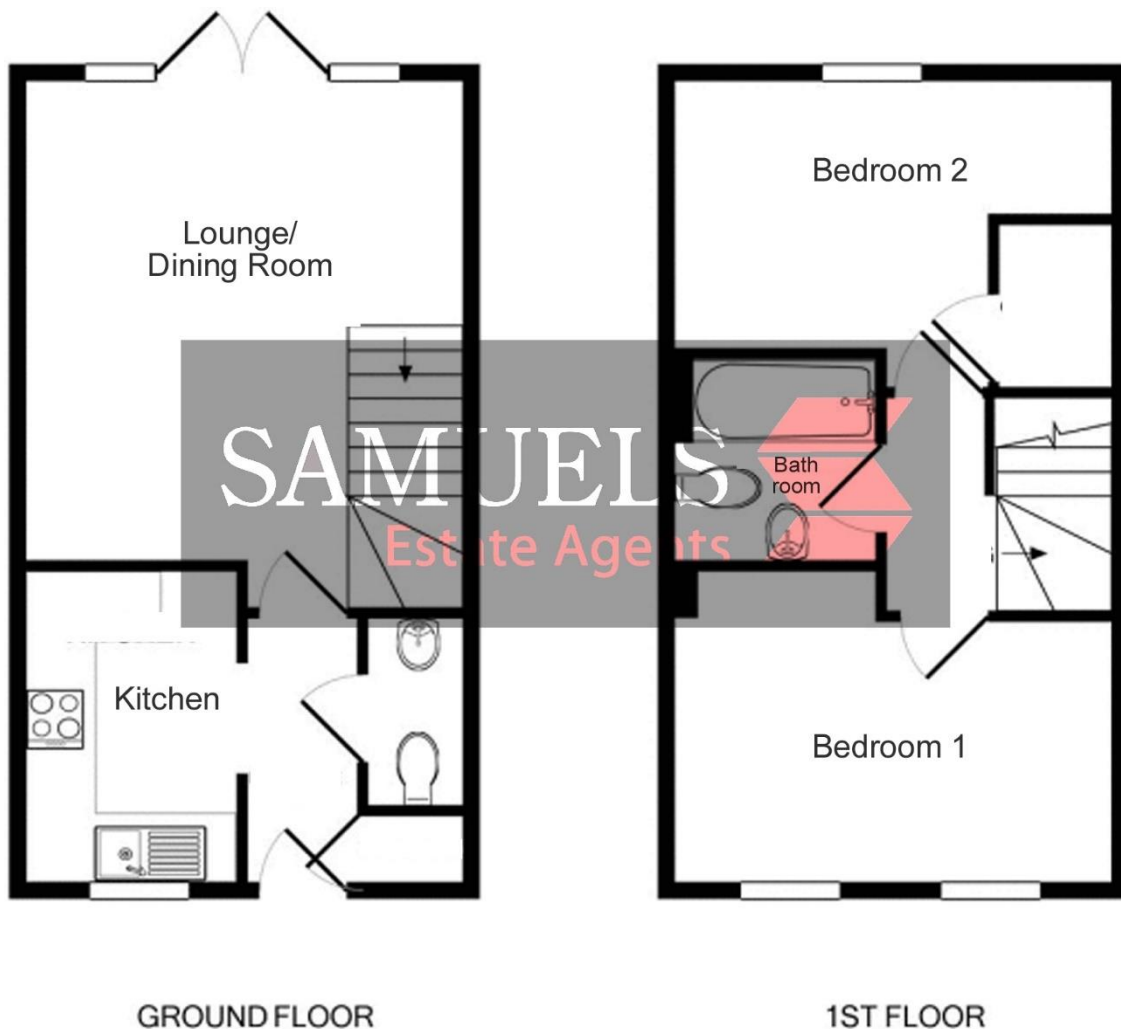
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

**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/0321/7500/AV**





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