

**5 WALSINGHAM ROAD
KINGS HEATH
EXETER
EX2 7RH**



£325,000 FREEHOLD



A stylish and well proportioned family home located within this popular residential development providing great access to local amenities, railway station and major link roads. Presented in good decorative order throughout. Three bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Ground floor cloakroom. Spacious sitting room. Separate dining room opening to modern kitchen. Enclosed easy to maintain rear garden. Garage and driveway. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Canopy entrance. Courtesy light. Part obscure double glazed front door leads to:

RECEPTION HALL

Radiator. Telephone point. Stairs rising to first floor. Understair recess. Understair storage cupboard. Smoke alarm. Door to:

CLOAKROOM

A matching white suite comprising low level WC. Wash hand basin with modern style mixer tap and tiled splashback. Radiator. Electric consumer unit. Obscure uPVC double glazed window to front aspect.

From reception hall, two doors lead to:

SITTING ROOM

17'4"(5.28m) x 10'2" (3.10m). A Light and spacious room. Two radiators. Television aerial point. uPVC double glazed window to rear aspect with outlook over rear garden. Double glazed sliding patio door providing access and outlook to rear garden.

From reception hall, door to:

DINING ROOM

10'0" (3.05m) x 8'4" (2.54m). Radiator. uPVC double glazed window to front aspect. Doorway opens to:

KITCHEN

9'10" (3.0m) x 8'5" (2.57m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect work surfaces with tiled splashback. Single drainer sink unit with mixer tap. Fitted oven. Four ring gas hob with filter/extractor hood over. Plumbing and space for washing machine. Space for upright fridge freezer. Further appliance space. Wall mounted boiler serving central heating and hot water supply. uPVC double glazed window to rear aspect with outlook over rear garden.

FIRST FLOOR LANDING

Smoke alarm. Radiator. Access to roof space. Door to:

BEDROOM 1

13'6" (4.11m) into wardrobe space x 10'2" (3.10m). Built in triple wardrobe. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden. Door leads to:

ENSUITE SHOWER ROOM

A matching white suite comprising tiled shower enclosure with fitted shower unit. Low level WC. Wash hand basin with modern style mixer tap and tile splashback. Radiator. Extractor fan. Shaver point. Obscure uPVC double glazed window to rear aspect.

From first floor landing, door to:

BEDROOM 2

11'2" (3.40m) x 9'0" (2.74m). Radiator. Telephone point. Airing cupboard, with fitted shelf, housing hot water tank. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 3

10'2" (3.10m) maximum into recess reducing to 7'5" (2.26m) x 7'8" (2.30m). Radiator. Television aerial point. uPVC double glazed window to front aspect.

From first floor landing, door to:

BATHROOM

A matching white suite comprising panelled bath with modern style mixer tap. Low level WC. Wash hand basing with modern style mixer tap. Shaver point. Extractor fan. Radiator. Obscure uPVC double glazed window to front aspect.

OUTSIDE

To the front of the property is an area of garden well stocked with a variety of maturing shrubs plants and bushes. A dividing pathway leads to the front door, with courtesy light. The rear garden is mostly laid to decorative stone chippings for ease of maintenance with paved patio. Outside light and water tap. Timber shed. The rear garden is enclosed to all sides by neat brick walling and timber panelled fence. A rear gate provides pedestrian access in turn providing access to

GARAGE (leasehold)

The garage adjoins the property in question with additional parking directly in front.

The lease term is 999 years from 19th September 2006. The Freeholder can ask for a contribution towards buildings insurance however since our client has been in ownership they have never been asked for any payment.

TENURE
FREEHOLD**DIRECTIONS**

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout and take the 1st exit left onto Rydon Lane. Continue straight ahead, passing Pynes Hill Business park, and at the next set of traffic lights again proceed straight ahead. At the next set of traffic lights turn right into Heraldry Way, continue down taking the 2nd right into Walsingham Road where the property in question will be found on the left hand side.

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

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.

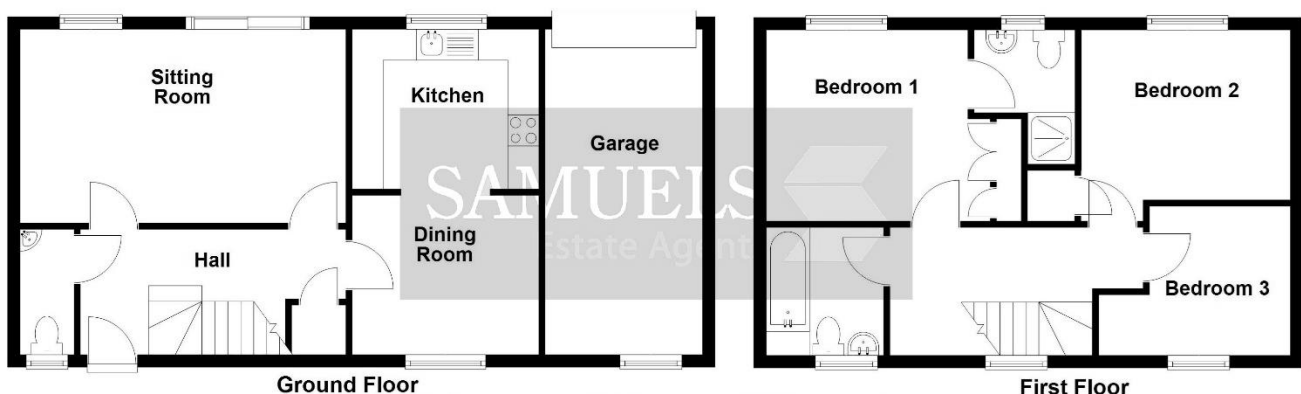
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0124/8552/AV



Total area: approx. 102.2 sq. metres (1100.5 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		