



**3 FOWEY CLOSE
HEAVITREE
EXETER
EX1 2PY**



£290,000 FREEHOLD



A beautifully presented and well proportioned mid terraced house occupying a highly convenient position providing good access to local amenities, popular schools and Exeter city centre. Three bedrooms. First floor modern bathroom. Entrance porch. Reception hall. Large sitting room. Well proportioned modern kitchen/dining room. uPVC double glazed conservatory. Enclosed easy to maintain rear garden. Garage. Gas central heating. uPVC double glazing. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Attractive part obscure uPVC double glazed front door leads to:

ENTRANCE PORCH

Cloak hanging space. Obscure uPVC double glazed windows to both front and side aspects. Glass panelled oak wood internal door leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Smoke alarm. Glass panelled oak wood door leads to:

SITTING ROOM

14'8" (4.47m) x 14'5" (4.39m) maximum into recess. A light and spacious room with marble effect fireplace, raised hearth, inset living flame effect gas fire, wood surround and mantel over. Fitted shelving and storage cupboards into alcoves. Picture rail. Telephone point. Television aerial point. Large uPVC double glazed sliding patio doors providing access and outlook to front garden. Glass panelled oak wood door leads to:

KITCHEN/DINING ROOM

17'10" (5.44m) x 10'0" (3.05m). Again a light and spacious room fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. Fitted electric oven. Four ring gas hob with filter/extractor hood over. 1½ bowl sink unit with single drainer and modern style mixer tap. Integrated dishwasher. Integrated washing machine. Integrated fridge and separate freezer. Decorative tiled flooring. Space for table and chairs. Radiator. Inset LED spotlights to ceiling. Deep understair storage cupboard. uPVC double glazed window to rear aspect with outlook over rear garden. Glass panelled oak wood door leads to:

CONSERVATORY

9'8" (2.95m) x 7'4" (2.24m). A quality fitted uPVC double glazed conservatory with dwarf wall. Radiator. Power and light. Decorative tiled flooring. uPVC double glazed windows overlooking rear garden. uPVC double glazed sliding patio door providing access and outlook to rear garden. Double glazed heat reflective pitched glass roof.

FIRST FLOOR LANDING

Smoke alarm. Radiator. Access, via pull down aluminium ladder, to insulated and boarded roof space with electric light. Door to:

BEDROOM 1

12'4" (3.76m) into wardrobe space x 11'0" (3.35m). Large built in triple wardrobe. Radiator. Additional deep wardrobe. Large uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

11'0" (3.35m) x 10'0" (3.05m) excluding wardrobe space. Radiator. Two built in wardrobes one of which houses boiler serving central heating and hot water supply, fitted shelving and radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 3

6'8" (2.03m) x 6'6" (1.98m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BATHROOM

A modern matching white suite comprising 'P' shaped panelled bath with fitted mains shower unit over including separate shower attachment and curved glass shower screen. Low level WC. Wall hung wash hand basin with modern style mixer tap. Tiled wall surround. Tiled floor. Heated ladder towel rail. Extractor fan. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is an enclosed garden laid to artificial turf for ease of maintenance. Pathway leads to the front door with courtesy light. To the rear of the property is an enclosed paved garden with water tap. A rear gate provides pedestrian access in turn providing access to the:

PRIVATE GARAGE

Situated close by and is numbered. Parking directly in front.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick

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

From Sidwell Street roundabout take the turning into Blackboy Road and continue to the traffic light junction and proceed straight ahead down into Pinhoe Road. At the traffic light junction turn right into St Marks Avenue then 1st left just after the church into Fowey 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 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.

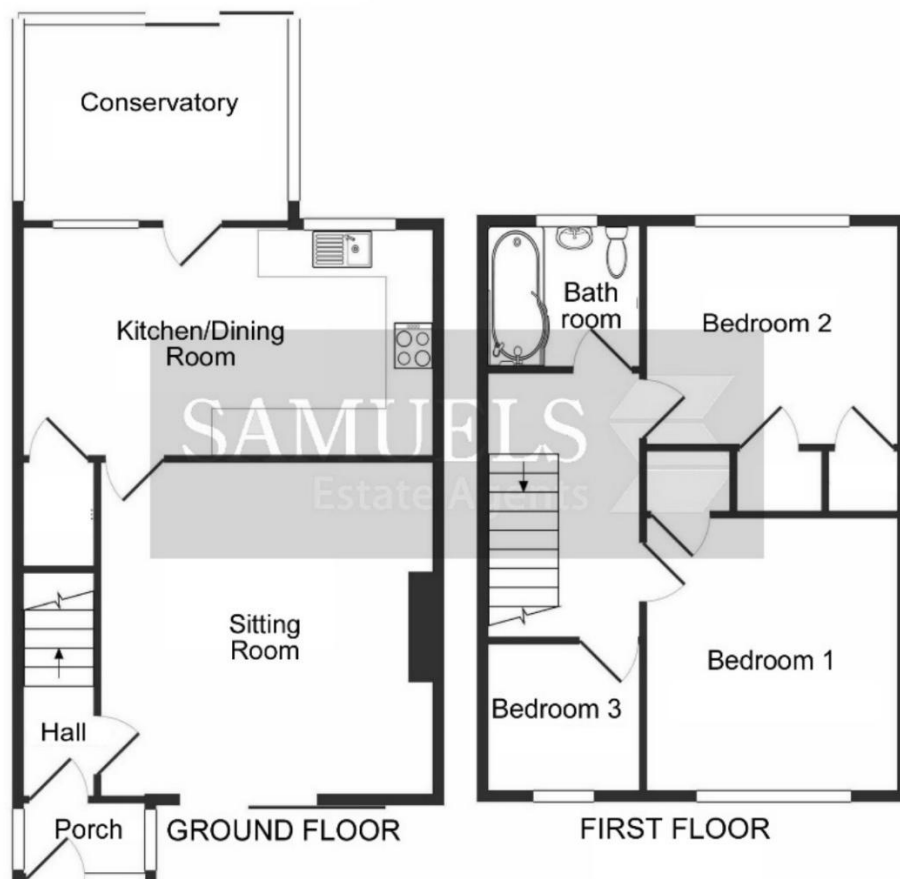
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0825/9011/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		