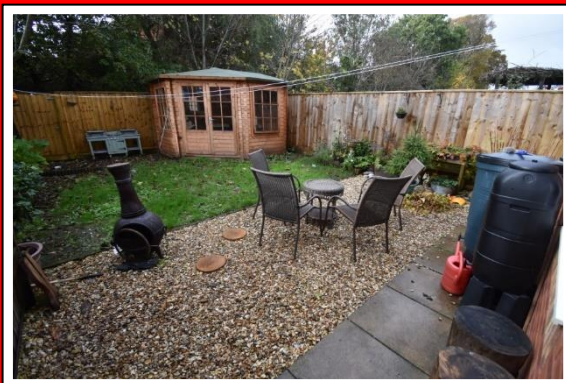




**103 ROUNDTABLE MEET
CHANNY FIELDS
EXETER
EX4 8LG**



OFFERS IN EXCESS OF £235,000 FREEHOLD



A well appointed modern end terraced house presented in good decorative order throughout whilst situated in a convenient position providing good access to local amenities and Exeter city centre. Two bedrooms. First floor bathroom. Entrance hall. Sitting room. Modern kitchen/dining room. Gas central heating. uPVC double glazing. Brick paved driveway providing parking for approximately two vehicles. Delightful enclosed rear garden enjoying a high degree of privacy. Great first time buy/investment purchase. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Covered entrance with courtesy light. Storage cupboard. Front door, with inset obscure double glazed panel, leads to:

RECEPTION HALL

Laminate wood effect flooring. Stairs rising to first floor. Smoke alarm. Cloak hanging space. Door to:

KITCHEN/DINING ROOM

14'4"(4.37m) x 10'2" (3.10m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Granite effect work surfaces with tiled splashback. Single drainer sink unit with modern style mixer tap. Space for gas/electric cooker. Plumbing and space for washing machine. Plumbing and space for dishwasher. Space for upright fridge freezer. Space for table and chairs. Wall mounted boiler serving central heating and hot water supply (installed 2019). Radiator. Deep understair storage cupboard. uPVC double glazed window to front aspect. Glass panelled door leads to:

SITTING ROOM

13'2" (4.01m) x 10'8" (3.25m). Laminate wood effect flooring. Radiator. Television aerial point. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed door provides access and outlook to rear garden.

FIRST FLOOR LANDING

Access to roof space. Smoke alarm. Door to:

BEDROOM 1

13'2" (4.01m) x 9'2" (2.79m) maximum. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 2

13'2" (4.01m) x 9'0" (2.74m) maximum. Built in storage cupboard/wardrobe. uPVC double glazed window to front aspect with pleasant outlook over neighbouring play park/green.

From first floor landing, door to:

BATHROOM

6'10" (2.08m) x 6'4" (1.93m). A modern matching white suite comprising panelled bath with modern style mixer tap, fitted mains shower unit over and tiled splashback. Low level WC. Wash hand basin with tiled splashback and mixer tap. Heated ladder towel rail. Inset LED spotlights to ceiling. Shaver point. Extractor fan. Obscure uPVC double glazed window to side aspect.

OUTSIDE

To the front of the property is an area of lawned garden with raised gravelled shrub bed. Further area of garden laid to decorative stone chippings for ease of maintenance with dividing pathway leading to the front door. To the right side elevation is an attractive brick paved double length driveway providing parking for approximately two vehicles. A side gate leads to the rear garden which consists of a gravelled seating area. Paved pathway. Good size timber shed. Shaped area of lawn. Raised shrub beds. Enclosed to all sides.

TENURE

FREEHOLD

DIRECTIONS

From Sidwell Street roundabout take the turning into Old Tiverton Road and continue to the roundabout taking the 3rd exit left on to Prince Charles Road. Proceed along which then connects to Calthorpe Road and at the mini roundabout take third exit down into Guinevere Way then first right down into Roundtable Meet.

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/1123/8534/AV



Ground Floor **First Floor**
Total area: approx. 62.2 sq. metres (669.9 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		