

**40 BUCKINGHAM ROAD  
KINGS HEATH  
EXETER  
EX2 7QP**



**£265,000 FREEHOLD**



A well proportioned end terrace family home occupying a highly convenient position providing good access to local amenities, popular schools, major link roads and train service. Three bedrooms. First floor bathroom. Reception hall. Ground floor cloakroom. Kitchen. Lounge/dining room. Gas central heating. uPVC double glazing. Enclosed rear garden. Single garage open plan to neighbouring garage. Popular residential location. Representing great value for money. Viewing highly recommended.

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

Canopy entrance. Part double glazed front door leads to:

### **RECEPTION HALL**

Stairs rising to first floor. Radiator. Cloak hanging space. Understair storage cupboard. Door to:

### **KITCHEN**

9'10" (3.0m) x 8'0" (2.44m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. Single drainer sink unit with modern style mixer tap. Space for electric cooker. Plumbing and space for washing machine. Space for fridge and separate freezer. Further appliance space. Upright storage cupboard. Wall mounted boiler serving central heating and hot water supply. uPVC double glazed window to front aspect.

From reception hall, door to:

### **CLOAKROOM**

A matching white suite comprising low level WC with concealed cistern. Wash hand basin with tiled splashback. Radiator. Deep storage cupboard.

From reception hall, door to:

### **LOUNGE/DINING ROOM**

15'4" (4.67m) x 12'0" (3.66m). Radiator. Telephone point. Television aerial point. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed double opening doors providing access and outlook to rear garden.

### **FIRST FLOOR LANDING**

Access to roof space. Smoke alarm. uPVC double glazed window to side aspect. Door to:

### **BEDROOM 1**

15'4" (4.67m) maximum into recess reducing to 11'6" (3.51m) x 9'4" (2.84m). Radiator. Deep storage cupboard with hanging rail and fitted shelving. Additional storage cupboard with fitted shelving. Two uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 2**

9'4" (2.84m) x 8'0" (2.44m) excluding door recess. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BEDROOM 3**

10'0" (3.05m) x 7'0" (2.13m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BATHROOM**

A matching white suite comprising panelled bath with modern style mixer tap including shower attachment, glass shower screen and tiled splashback. Low level WC with concealed cistern. Wash hand basin with tiled splashback and storage cupboards beneath. Radiator. Shaver point. Extractor fan.

### **OUTSIDE**

To the rear of the property is an enclosed garden consisting of a paved patio, raised flower/shrub bed, further raised bed laid for vegetable/soft fruit growing. To the top end of the garden is a timber shed and greenhouse. The rear garden is enclosed to all sides whilst a rear gate provides pedestrian access. The property also benefits from a single garage which is open plan to a neighbouring single garage.

### **TENURE FREEHOLD**

### **MATERIAL INFORMATION**

Construction Type: Timber frame and brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE, Three, O2, Vodafone all voice & data limited

Mobile: Outdoors – EE, Three, O2 and Vodafone voice and data likely

Broadband: Standard, Superfast & Ultrafast available.

Flood Risk: River & sea – Very low risk, Surface water – Very Low risk

Mining: No risk from mining

Council Tax: Band C (Exeter)

### **DIRECTIONS**

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout taking the 1st exit left onto Rydon Lane and proceed straight ahead, passing Pynes Hill Business Park, on the left hand side.

Continue along and bear right signposted 'Superstore', at the traffic light junction turn right and at the roundabout take the 1st exit left into Digby Drive and continue down taking the next left into Kings Heath. Continue along taking the 2nd left into Buckingham Road.

## **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.

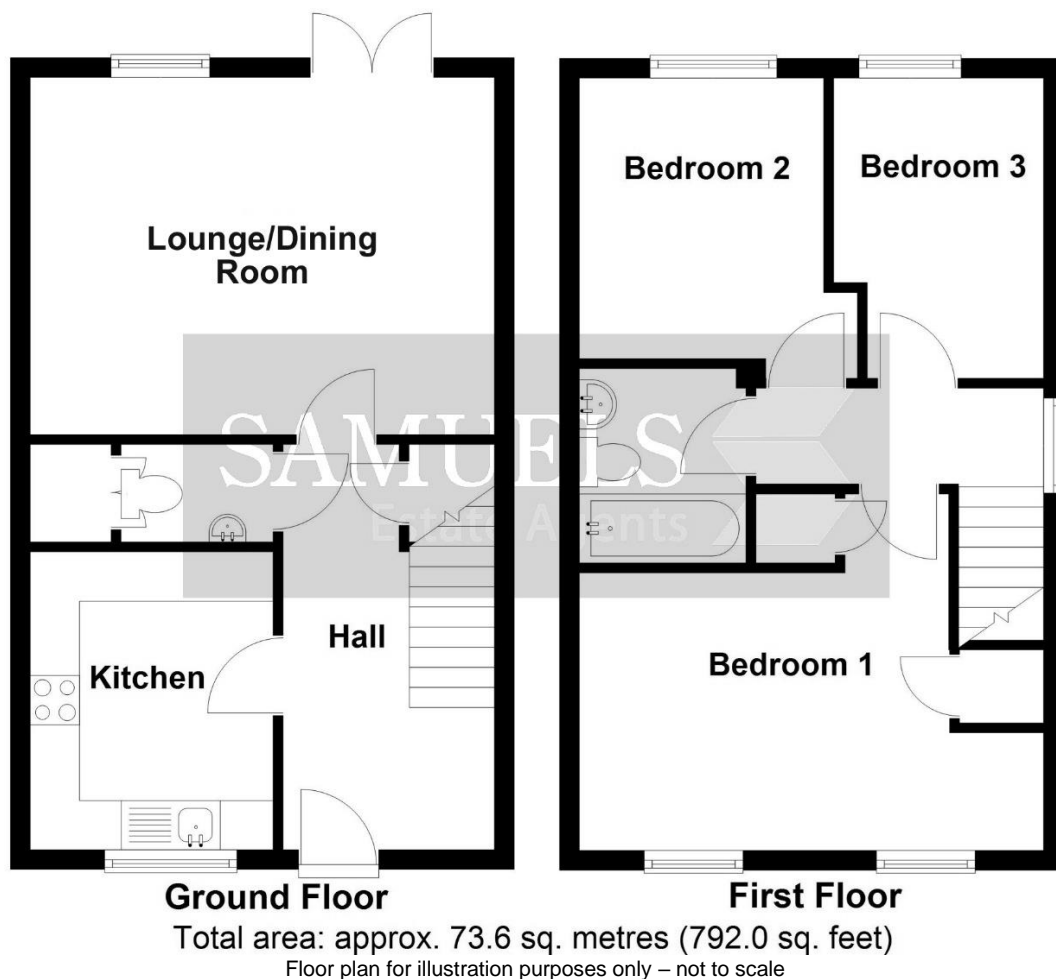
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## **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/0425/8912/AV**







Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		