



**42 BERNADETTE CLOSE
EXETER
DEVON
EX4 8DU**

PROOF COPY



£250,000 FREEHOLD



A well presented extended semi detached family home occupying a level position within close proximity to local amenities and major link roads. Three bedrooms. First floor bathroom. Reception hall. Sitting room. Spacious modern kitchen/dining room. Garden room. Enclosed easy to maintain rear garden with various outbuildings including garden lodge, office and brick built storage shed. Gas central heating. uPVC double glazing. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Front door leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Understair storage cupboard. uPVC double glazed window to side aspect. Smoke alarm. Door leads to:

SITTING ROOM

13'4" (4.06m) x 11'2" (3.40m). Radiator. uPVC double glazed window to front aspect.

From reception hall, door to:

KITCHEN/DINING ROOM

19'6" (5.94m) x 11'4" (3.45m). A spacious room fitted with a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces incorporating breakfast bar with tiled splashback. Space for range cooker. single drainer sink unit with modern style mixer tap and cupboard space beneath. Plumbing and space for washing machine. Plumbing and space for dishwasher. Space for double width fridge freezer. Upright storage cupboard. Wall mounted concealed boiler serving central heating and hot water supply. Space for table and chairs. Radiator. uPVC double glazed window to side aspect. uPVC double glazed window to rear aspect. Large square opening to:

GARDEN ROOM

14'2" (4.32m) x 9'4" (2.84m). Radiator. Pitched ceiling with uPVC double glazed Velux window. uPVC double glazed window to side aspect. uPVC double glazed double opening doors providing access and outlook to rear garden.

FIRST FLOOR LANDING

Access to roof space. Cupboard with fitted shelving. uPVC double glazed window to side aspect. Door to:

BEDROOM 1

10'5" (3.18m) maximum into wardrobe space x 11'4" (3.45m). Range of built in wardrobes. Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

11'4" (3.45m) x 9'8" (2.95m) excluding wardrobe space. Built in double wardrobe. Radiator. uPVC double glazed window to rear aspect.

From first floor landing, door to:

BEDROOM 3

8'8" (2.64m) maximum over raised stairwell x 8'0" (2.44m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BATHROOM

7'8" (2.30m) x 6'5" (1.96m). A matching white suite comprising panelled bath with traditional style mixer tap including shower attachment and tiled splashback. Wash hand basin with tiled splashback. Low level WC. Radiator. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is a tiered paved area of garden with dividing pathway and steps leading to the front door. To the right side elevation is a gate with pathway and further gate leading to the rear garden which is mostly laid to paving for ease of maintenance. Enclosed to all sides.

BRICK BUILT STORAGE SHED

11'8" (3.56m) x 7'0" (2.13m). With power and light.

GARDEN LODGE

10'6" (3.20m) x 9'2" (2.79m). A room to provide a number uses. With power and light. Two double glazed windows to front aspect. Gate provides access to adjoining:

OFFICE

9'2" (2.79m) x 4'10" (1.47m). Again with power and light. Double glazed window to front aspect.

TENURE

FREEHOLD

COUNCIL TAX

Band A

DIRECTIONS

Proceeding out of Exeter down Pinhoe Road continue under Polsloe Bridge and proceed straight ahead to the brow of the hill bearing left down into Whipton Village Road. Take the left hand turning into Summer Lane and proceed along taking the 2nd right into Summer Way again continue down taking the 4th left into Bernadette 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.

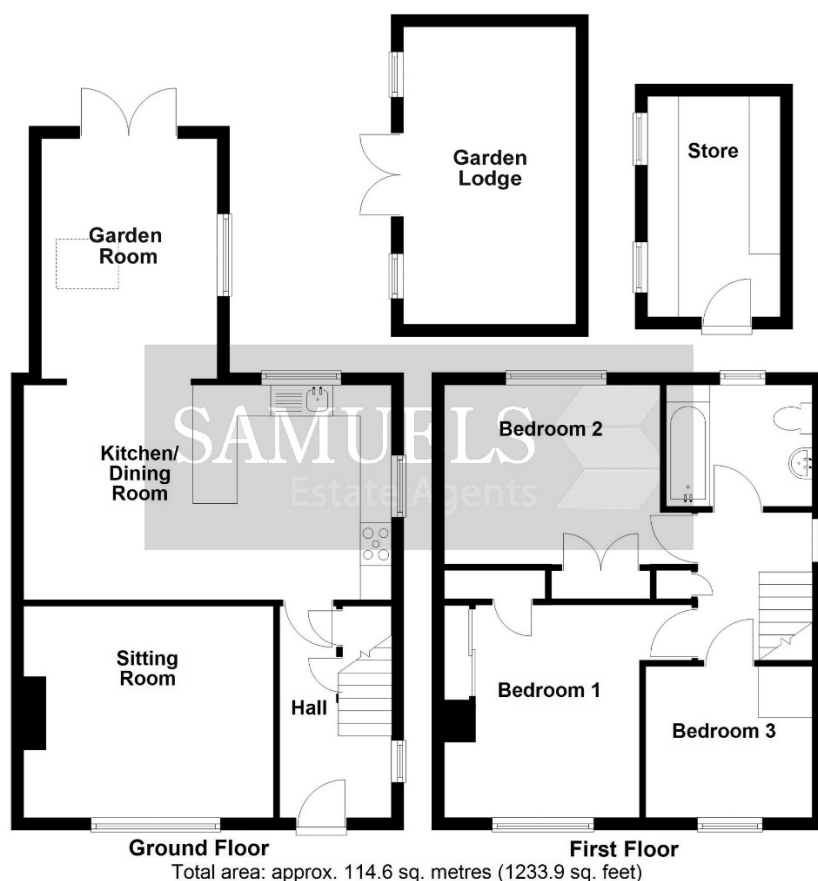
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0424/8625/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		