



**52 GRENVILLE AVENUE  
EXETER  
DEVON  
EX4 8EU**



**OFFERS IN N EXCESS OF £350,000 FREEHOLD**



A well proportioned extended semi detached family home occupying a highly convenient position providing good access to local amenities, schools, bus service into Exeter city centre and major link roads. Presented in good decorative order throughout. Three bedrooms. First floor modern bathroom. Reception hall. Sitting room. Dining room. Spacious kitchen. Conservatory/sun lounge. Utility room. Ground floor cloakroom/shower room. Private driveway. Garage. Good size enclosed lawned rear garden. Popular residential location. Viewing highly recommended.

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

Arched covered entrance with courtesy light. Attractive front door, with circular shaped obscure glass panel, leads to:

### **RECEPTION HALL**

Engineered oak wood flooring. Stairs rising to first floor. Radiator. Cloaks hanging space. Smoke alarm. Understair storage cupboard. Glass panelled door leads to:

### **SITTING ROOM**

13'8" (4.17m) maximum x 12'0" (3.66m) maximum. A light and spacious room. Marble effect fireplace with raised hearth, inset living flame effect electric fire, fire surround and mantel over. Radiator. Dado rail. uPVC double glazed window to front aspect.

From reception hall, panelled door leads to:

### **DINING ROOM**

12'0" (3.66m) x 10'10" (3.30m) maximum. Engineered oak wood flooring. Marble effect fireplace with raised hearth, fireplace recess, fire surround and mantel over. Fitted shelving into alcoves. Feature archway opens to:

### **KITCHEN**

14'0 x 8'6" (2.59m). Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces with tiled splashbacks. Space for range cooker with filter/extractor hood over. 1½ bowl sink unit with single drainer and mixer tap. Space for fridge. Plumbing and space for dishwasher. Engineered oak wood flooring. Radiator. Inset LED spotlights to ceiling. uPVC double glazed window to side aspect. Part obscure uPVC double glazed door provides access to rear garden.

From dining room, glass panelled double opening doors, with matching side windows, leads to:

### **CONSERVATORY/SUN LOUNGE**

Laminate wood effect flooring. Power and light. uPVC double glazed double opening doors, with matching side windows, providing access and outlook to rear garden. Door to:

### **UTILITY ROOM**

Plumbing and space for washing machine. Roll edge work surface. Further appliance space. Storage cupboard. Obscure uPVC double glazed window to rear aspect. Door leads to:

### **CLOAKROOM/SHOWER ROOM**

Comprising tiled shower enclosure with fitted electric shower unit. Low level WC. Wash hand basin with tiled splashback. Radiator. Wall mounted boiler serving central heating and hot water supply. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to side aspect.

### **FIRST FLOOR LANDING**

Access to roof space. Smoke alarm. uPVC double glazed window to side aspect. Panelled door leads to:

### **BEDROOM 1**

14'10" (4.52m) x 11'0" (3.35m) maximum. Radiator. uPVC double glazed window to front aspect.

From first floor landing, panelled door leads to:

### **BEDROOM 2**

10'10" (3.30m) x 10'10" (3.30m) maximum. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing panelled door leads to:

### **BEDROOM 3**

8'0" (2.44m) x 6'10" (2.08m). Radiator. uPVC double glazed window to front aspect.

From first floor landing panelled door leads to:

### **BATHROOM**

6'10" (2.08m) x 6'0" (1.83m). A modern matching white suite comprising 'P' shaped panelled bath with fitted mains shower unit over, glass shower screen and modern style mixer tap. Low level WC. Wash hand basin with modern style mixer tap. Part tiled walls. Tiled floor. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to rear aspect.

### **OUTSIDE**

To the front of the property is a walled area of garden mostly laid to decorative stone chippings for ease maintenance. Pillared entrance with double opening gates lead to private driveway in turn providing access to **garage** and front door.

To the right side elevation is a gate and pathway leading to the rear garden which is of good size and consists of a raised timber decked terrace with outside light and water tap. Timber shed. Dividing step leads to a good size shaped area of lawn. The rear garden is enclosed to all sides.

### **TENURE**

FREEHOLD

### **MATERIAL INFORMATION**

Construction Type: To be confirmed

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 D (Exeter)

### DIRECTIONS

Proceeding out of Exeter along Pinhoe Road continue almost to the very end of this road, by Sainsbury's, and take the left hand turning into Warwick Way then 1<sup>st</sup> right into Grenville Avenue.

### 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 checks 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.

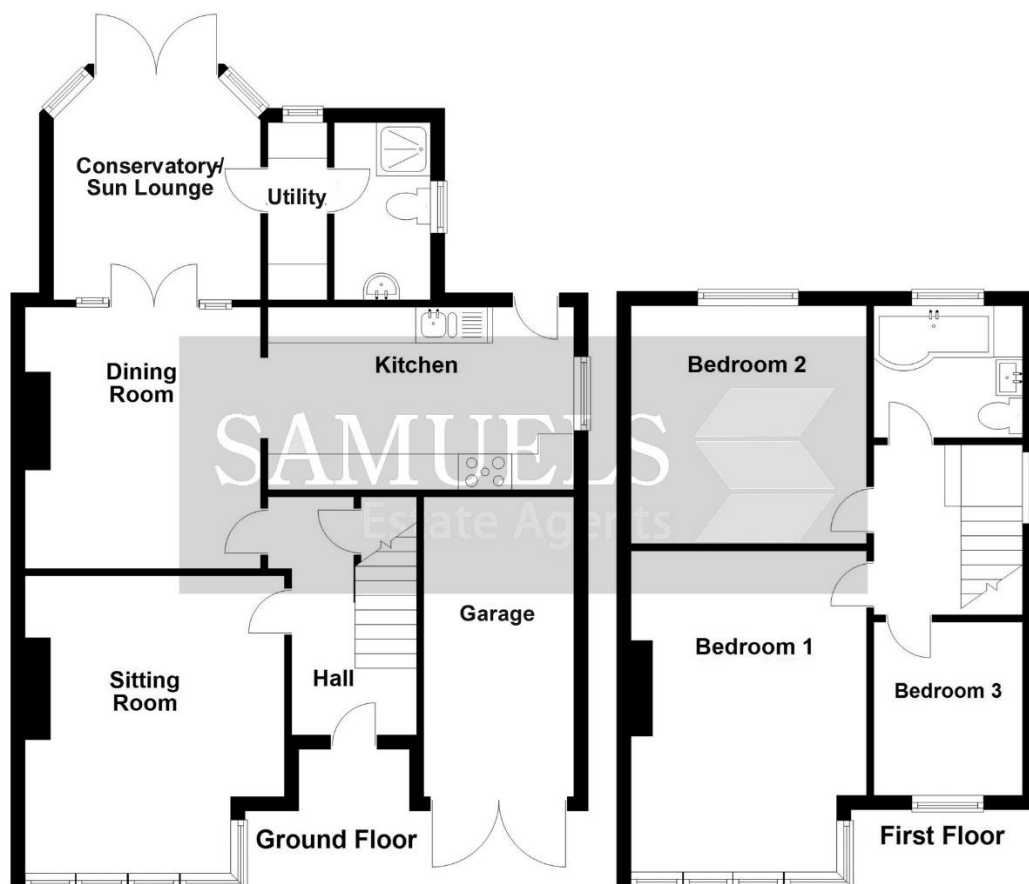
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

### 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/0925/9040/AV**



Total area: approx. 109.7 sq. metres (1180.8 sq. feet)

Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		