

**43 NORMANDY ROAD
HEAVITREE
EXETER
EX1 2SR**



£340,000 FREEHOLD



A deceptively spacious four bedroom bay fronted mid terraced house situated within this highly popular residential location providing good access to local amenities, popular schools and Heavitree park. Well proportioned living accommodation arranged over three floors. Four bedrooms. First floor modern bathroom. Reception hall. Good size sitting room. Separate dining room. Modern kitchen. Gas central heating. uPVC double glazing. Enclosed paved courtyard garden. No chain. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Composite front door, with inset obscure double glazed panel, leads to:

ENTRANCE VESTIBULE

Dado rail. Laminate wood effect flooring. Attractive stripped wood door, with inset coloured leaded glass panel, leads to:

RECEPTION HALL

Laminate wood effect flooring. Radiator. Smoke alarm. Stairs rising to first floor. Cloak hanging space. Dado rail. Part obscure glazed door leads to:

SITTING ROOM

13'0" (3.96m) into bay x 11'10" (3.61m) into recess. A well proportioned room. Tiled fireplace with raised hearth, inset living flame effect gas fire, wood surround and mantel over. Picture rail. Radiator. Television aerial point. uPVC double glazed bay window to front aspect.

From reception hall, doorway opens to:

DINING ROOM

11'10" (3.61m) into recess x 11'4" (3.45m). Laminate wood effect flooring. Radiator. Fireplace recess. Fitted shelving into alcoves. Picture rail. uPVC double glazed door, with matching side window, providing access and outlook to rear garden. Part obscure glazed door leads to:

KITCHEN

12'10" (3.91m) x 8'10" (2.69m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces with decorative tiled splashbacks. Single drainer sink unit with modern style mixer tap. Space for electric/gas cooker with filter/extractor hood over. Plumbing and space for washing machine. Plumbing and space for dishwasher. Space for upright fridge freezer. Understair storage cupboard housing electric meter, gas meter and consumer unit. Laminate wood effect flooring. uPVC double glazed windows to both front and side aspects with outlook over rear courtyard.

FIRST FLOOR HALF LANDING

Door to:

BEDROOM 4

9'0" (2.74m) x 6'2" (1.88m) excluding door recess. Radiator. Picture rail. uPVC double glazed window to rear aspect.

From first floor half landing, door to:

BATHROOM

A modern matching white suite comprising panelled bath with modern style mixer tap including shower attachment. Wash hand basin with modern style mixer tap. Low level WC. Tiled wall surround. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to side aspect.

FIRST FLOOR FULL LANDING

Smoke alarm. Linen cupboard with fitted shelving. Door to:

BEDROOM 3

11'5" (3.48m) x 9'2" (2.79m). Radiator. Picture rail. uPVC double glazed window to rear aspect.

From first floor full landing, door to:

INNER LANDING

Stairs leading to second floor. Understair storage cupboard. Door to:

BEDROOM 2

12'10" (3.91m) into bay x 13'2" (4.01m) maximum into recess reducing to 9'2" (2.79m). Radiator. Picture rail. uPVC double glazed bay window to front aspect.

SECOND FLOOR

BEDROOM 1

14'0" (4.27m) x 13'0" (3.96m) maximum. A skilfully converted attic room. Radiator. Access point to eaves/storage space. Three wall light points. Smoke alarm. Inset LED spotlights to ceiling. Double glazed Velux window to rear aspect with outlook over neighbouring area and beyond. Two double glazed Velux windows to front aspect.

OUTSIDE

To the rear of the property is a delightful enclosed courtyard style rear garden laid to decorative stone chippings and paving. Raised shrub beds. Brick built shed. Enclosed to all sides whilst a rear gate provides pedestrian access. The rear garden also enjoys a westerly aspect.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE, Three, Vodafone and O2 voice and 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

From Sidwell Street roundabout take the turning into Blackboy Road and continue along. At the traffic light junction proceed straight head down into Pinhoe Road and continue down taking the right hand turning into Commins Road. Continue over the mini roundabout and proceed straight ahead down into Ladysmith Road and take the left hand turning into Hanover Road and proceed down and Normandy Road will be found on the right hand side.

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.

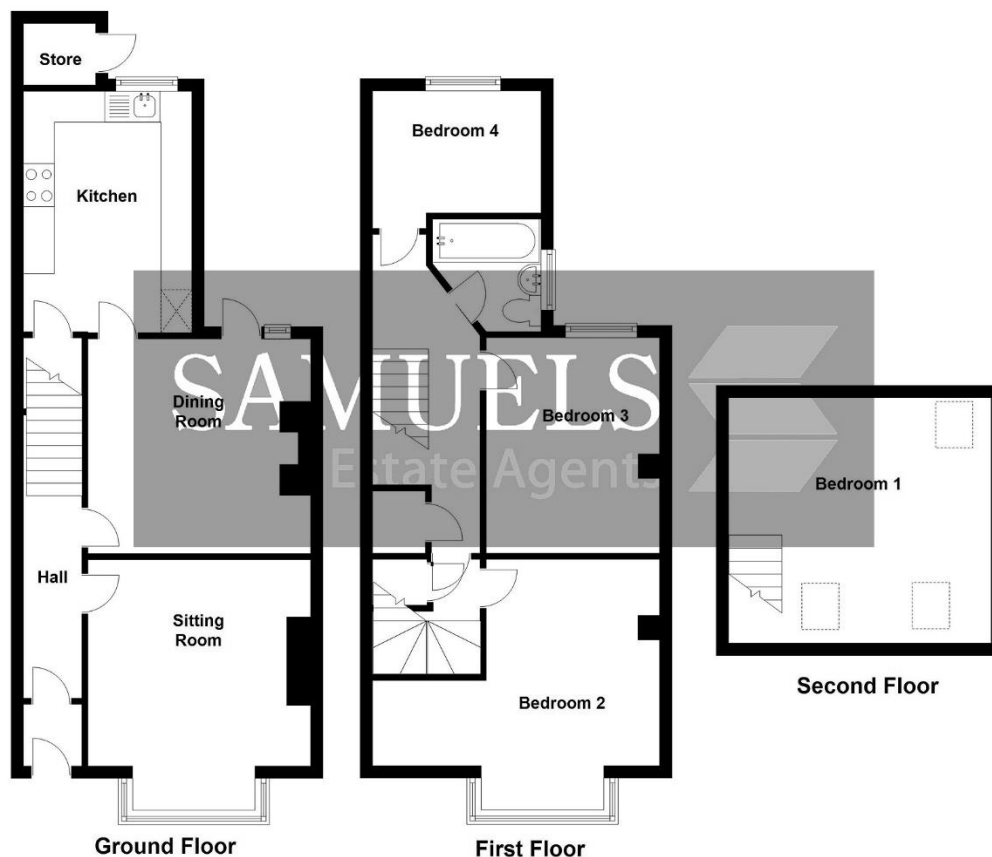
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0225/8864/AV



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	64 D	
39-54	E		
21-38	F		
1-20	G		