



**40 BONNINGTON GROVE
HEAVITREE
EXETER
EX1 2QY**

PROOF COPY



£300,000 FREEHOLD



A beautifully presented bay fronted Victorian style end terraced house situated within this highly popular residential location providing good access to local amenities, popular schools and Royal Devon & Exeter hospital. Well proportioned characterful accommodation. Two double bedrooms. Spacious first floor Modern bathroom. Reception hall. Sitting room. Separate dining room. Kitchen. Utility. Gas central heating. uPVC double glazing. Delightful enclosed rear garden. A lovely family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Composite front door, with double glazed glass panel, leads to:

ENTRANCE VESTIBULE

Decorative tiled flooring. Dado rail. Beautifully restored leaded glass panelled door leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Panelled door leads to:

SITTING ROOM

13'2" (4.01m) into bay x 10'8" (3.25m) into recess. A light and spacious room. Decorative tiled fireplace with inset grate/living flame effect gas fire, raised hearth, wood surround and mantel over. Radiator. Television aerial point in each alcove. Picture rail. Coving. uPVC double glazed bay window to front aspect.

From reception hall, part glass panelled door leads to:

DINING ROOM

11'4" (3.45m) into recess x 10'8" (3.25m). Decorative tiled fireplace with inset grate, raised hearth, wood surround and mantel over. Television aerial point. Radiator. Original storage cupboard and shelving into alcove. Picture rail. Coved ceiling. Mains smoke alarm. Understair storage cupboard with cloak hanging space and electric consumer unit. uPVC double glazed window to rear aspect. Part glass panelled door leads to:

KITCHEN

9'10" (3.0m) x 7'4" (2.54m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with decorative tiled splashbacks. Single drainer sink unit with mixer tap. Fitted electric oven. Four ring gas hob. Space for fridge and separate freezer. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed door to side aspect. Part obscure uPVC double glazed door provides access to:

UTILITY ROOM

10'0" (3.05m) x 5'6" (1.68m). Fitted granite effect work surface. Sink unit with mixer tap and base cupboards under. Plumbing and space for washing machine. Power and light. Pitched polycarbonate roof. uPVC double glazed windows to side aspect. uPVC double glazed window and door providing access and outlook to rear garden.

FIRST FLOOR HALF LANDING

Panelled door leads to:

BATHROOM

9'10" (3.0m) x 7'4" (2.54m). A light and spacious room comprising panelled bath with fitted mains shower unit over including separate shower attachment. Wash hand basin. WC. Radiator. Part tiled walls. Deep storage cupboard with fitted shelf also housing boiler serving central heating and hot water supply. Obscure uPVC double glazed window to rear aspect.

FIRST FLOOR FULL LANDING

Access to roof space via ladder. Mains smoke alarm. Linen cupboard. Panelled door leads to:

BEDROOM 1

14'0" (4.27m) into recess x 13'2" (4.01m) into bay. A well proportioned room with feature cast iron fireplace and decorative hearth. Television aerial point in each alcove. Picture rail. Coved ceiling. Radiator. uPVC double glazed bay window to front aspect.

From first floor landing, panelled door leads to:

BEDROOM 2

10'8" (3.25m) x 8'8" (2.64m) into recess. Radiator. Television aerial point in inner alcove. Feature cast iron fireplace with decorative tiled hearth. Picture rail. Coved ceiling. uPVC double glazed window to rear aspect.

OUTSIDE

The property is approached via a pillared entrance with pathway leading to the front door. The front garden is mostly laid to paving and decorative chipped slate for ease of maintenance. The rear garden is a particular feature of the property consisting of an attractive paved patio, with outside light, outside socket and water tap, that leads to a neat shaped area of level lawn with side flower/shrub beds. Dividing pathway leads to the lower end of the garden with brick built storage shed with power and light. Double opening timber doors lead to a small hardstanding for motorcycle or something similar. The rear garden is enclosed to all sides.

TENURE

Freehold

COUNCIL TAX

Band B

DIRECTIONS

From Paris Street roundabout take the turning into Heavitree Road and continue along passing Waitrose supermarket. At the next set traffic lights proceed down into Heavitree Fore Street after the next set of traffic lights turn left by the church into

Homefield Road and continue along taking the 4th right into Bonnington Grove where the property in question will be found on the left 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 checks on 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 surveyors 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.

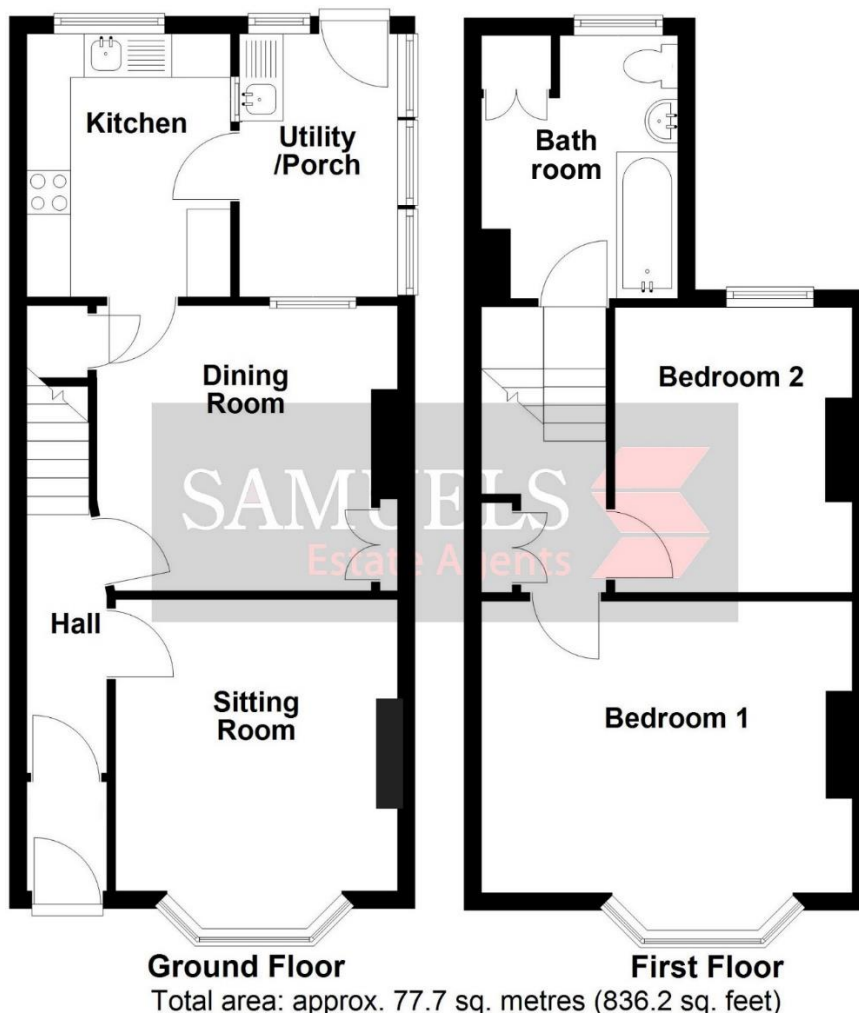
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0724/8702/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		