



**63 SOUTHBROOK ROAD
COUNTRESS WEAR
EXETER
EX2 6JF**

PROOF COPY



£340,000 FREEHOLD



A spacious semi detached family home occupying a highly convenient position providing good access to local amenities, major link roads and bus service into the city centre. Three bedrooms. First floor bathroom. Reception hall. Sitting room. Dining room. Kitchen. Utility/cloakroom. Gas central heating. uPVC double glazing. Private driveway. Garage. Lawned rear garden. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

uPVC double glazed double opening doors with matching side panel. Leads to:

ENTRANCE LOBBY

Door with Obscure uPVC double glazed side panel, leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Understair storage cupboard housing electric meter, gas meter and fuse box.

Door to:

SITTING ROOM

12'10" (3.91m) x 10'4" (3.15m). Fitted gas fire with back boiler serving central heating and hot water supply. Brick/stone effect fire surround extending into alcoves with mantel over. Radiator. Large uPVC double glazed window to front aspect.

Square opening to:

DINING ROOM

10'10" (3.30m) x 8'10" (2.69m). Radiator. Obscure glazed door leads to Kitchen. uPVC double glazed sliding patio door providing access and outlook to rear garden.

From reception hall, door to:

KITCHEN

10'8" (3.25m) x 7'6". Fitted with a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces. Tiled splashbacks. Single drainer sink unit. Space for electric/gas cooker. Filter/extractor hood over. space for fridge. Further appliance space. Radiator. uPVC double glazed window to side aspect. Part glazed door leads to:

UTILITY ROOM

9'4" (2.84m) maximum x 6'2" (1.88m) maximum. (L) shaped. Plumbing and space for washing machine. Further appliance space. Radiator. uPVC double glazed window to side aspect with outlook over neighbouring area, parts of Exeter and beyond. uPVC double glazed window to rear aspect with outlook over rear garden. Obscure uPVC double glazed door provides access to rear garden. Door to:

CLOAKROOM

Comprising WC. Radiator. Obscure uPVC double glazed window to side aspect.

FIRST FLOOR LANDING

Access to roof space with a pull down aluminium ladder. uPVC double glazed window to side aspect with outlook over neighbouring area, parts of Exeter and beyond. Door to:

BEDROOM 1

13'0" (3.96m) x 9'10" (3.0m) maximum. Radiator. Built in wardrobes. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

10'10" (3.30m) x 9'10" (3.0m). Radiator. Airing cupboard housing lagged hot water cylinder with fitted shelving. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 3

9'10" (3.0m) x 6'6" (1.98m) maximum. Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BATHROOM

A matching white suite with comprising panelled bath with electric shower unit over. Folding glass shower screen. Low level WC. Wash hand basin. Tiled wall surround. Heated towel rail. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is a raised area of lawn garden. Maturing shrub bed. Access to front door. To the left side elevation is a private driveway providing parking for numerous vehicles and in turn providing access to:

GARAGE

15'10" (4.83m) x 8'4" (2.54m). Power and light. Up and over door providing vehicle access.

From driveway a side gate provides access to a rear garden which consists of a good sized area of lawn. Paved patio. Well stocked with a variety of maturing shrubs, plants, bushes and trees, whilst the lower end of the garden is a timber shed.

**TENURE
FREEHOLD**

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue along passing the crematorium and at the next set of traffic lights turn left and at the 'T' junction turn left again and continue around 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 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.

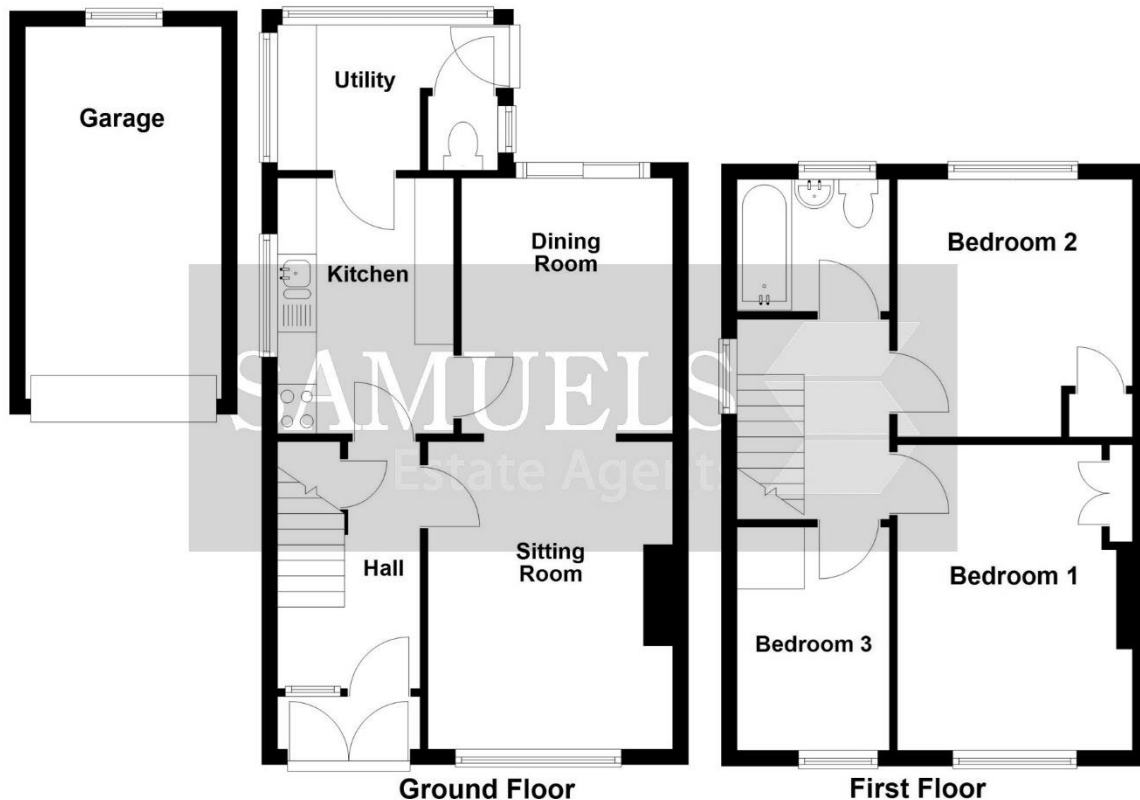
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1123/8533/AV



Total area: approx. 91.9 sq. metres (989.3 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		