

**69 LEWIS CRESCENT
CLYST HEATH
EXETER
EX2 7TD**

PROOF COPY



£300,000 FREEHOLD



An opportunity to acquire a stylish modern family home situated within this highly sought after residential development providing great access to local amenities, Digby railway station and major link roads. Three good size bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Ground floor cloakroom. Light and spacious lounge/dining room. Modern kitchen. Good size uPVC double glazed conservatory. Private double width driveway providing parking for two vehicles. Enclosed lawned rear garden enjoying southerly aspect. Gas central heating. uPVC double glazing. A great family home. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Attractive double glazed front door leads to:

RECEPTION HALL

Radiator. Cloak hanging space. Telephone point. Smoke alarm. Stairs rising to first floor. Door to:

CLOAKROOM

Comprising low level WC. Wash hand basin with tiled splashback. Radiator. Electric consumer unit. Obscure uPVC double glazed window to front aspect.

From reception hall, door to:

LOUNGE/DINING ROOM

19'8" (5.99m) x 9'10" (3.0m). A well proportioned room. Two radiators. Dado rail. Television aerial point. uPVC double glazed double opening doors lead to conservatory. Door to:

KITCHEN

9'6" (2.90m) x 8'0" (2.44m). Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces with tiled splashbacks. Fitted oven. Four ring gas hob with filter/extractor hood over. 1½ bowl sink unit with single drainer and modern style mixer tap. Plumbing and space for washing machine. Space for upright fridge freezer. Plumbing and space for washing machine. Plumbing and space for dishwasher. Radiator. Wall mounted boiler serving central heating and hot water supply (installed April 2021). uPVC double glazed window to rear aspect with outlook over rear garden. Doorway opens to:

CONSERVATORY

12'6" (3.81m) maximum x 9'6" (2.90m). A quality fitted uPVC double glazed conservatory with dwarf wall. Pitched double glazed glass roof. Power and light. Tiled floor. Radiator. uPVC double glazed windows and door providing access and outlook to rear garden.

FIRST FLOOR LANDING

Radiator. Access to roof space. Airing cupboard, with fitted shelving, housing hot water cylinder. Door to:

BEDROOM 1

11'10" (3.61m) maximum x 10'2" (3.10m) maximum into wardrobe space. Radiator. Range of built in wardrobes providing hanging and shelving space. uPVC double glazed window to rear aspect. Door to:

ENSUITE SHOWER ROOM

A matching white suite comprising tiled shower enclosure with fitted mains shower unit. Wash hand basin with tiled splashback. Low level WC. Radiator. Extractor fan.

From first floor landing, door to:

BEDROOM 2

11'10" (3.61m) x 8'0" (2.44m). Radiator. uPVC double glazed window to rear aspect.

From first floor landing, door to:

BEDROOM 3

9'0" (2.74m) x 8'6" (2.59m). Radiator. Deep built in wardrobe. uPVC double glazed window to front aspect.

From first floor landing, door to:

BATHROOM

A matching white suite comprising panelled bath with fitted mains shower unit over, tiled splashback and glass shower screen. Wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Radiator. Shaver point. Extractor fan. Obscure uPVC double glazed window to front aspect.

OUTSIDE

To the front of the property is a double width driveway providing parking for two vehicles. Courtesy light. Integral garage with power and light.

The rear garden enjoys a southerly aspect whilst consists of a paved patio with steps leading down to a shaped area of lawn. Raised timber decked terrace. Side shrub beds stocked with a variety of maturing shrubs, plants and Palm. The rear garden is enclosed to all sides whilst a rear gate provides pedestrian access.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: To be confirmed

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE limited voice & data, Three no voice & no data, O2 voice likely & data limited, Vodafone voice & data likely

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 D (Exeter)

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout and take the 1st exit left onto Rydon Lane (inner bypass). Continue straight ahead, passing Pynes Hill Business Park, and at the next set of traffic lights turn right signposted 'Superstore' and proceed down. Continue over the two mini roundabouts and proceed down taking the next left into Lewis Crescent where the property in question 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.

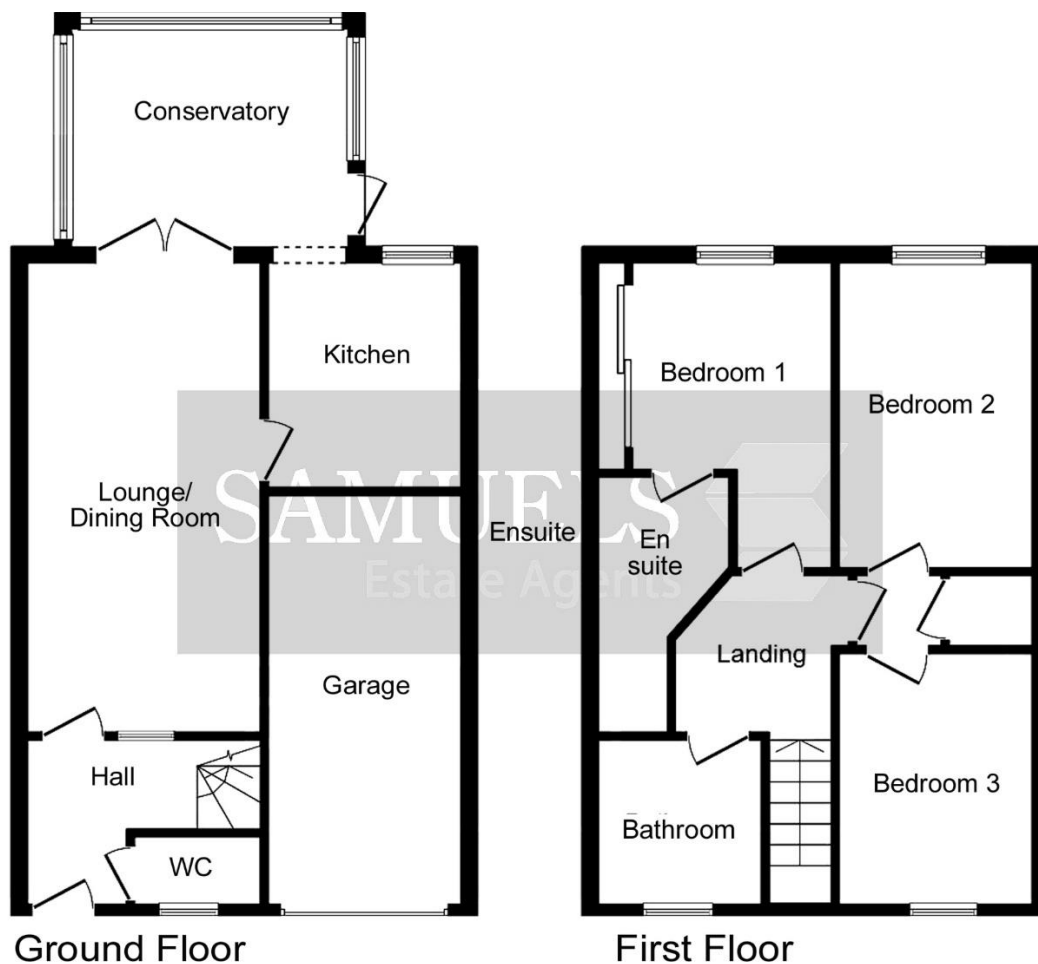
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0425/8928/AV



TOTAL: 99.5 m² (1,071 sq.ft.)

Floor plan for illustration purposes only – not to scale



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