



**91 SOMERVILLE CRESCENT  
EXETER  
DEVON  
EX2 7GU**

PROOF COPY



**£270,000 FREEHOLD**



**A stylish beautifully presented detached coach house with private driveway, good size garage and enclosed rear garden. Occupying a fabulous cul-de-sac position providing good access to local amenities and major link roads. Two double bedrooms. Spacious lounge/dining room. Modern kitchen. Modern bathroom. Gas central heating. uPVC double glazing. A great first time buy/investment purchase. Viewing highly recommended.**

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

Front door, with inset obscure double glazed panel, leads to:

### **RECEPTION HALL**

Radiator. Electric consumer unit. Telephone point. Smoke alarm. Stairs rising to:

### **FIRST FLOOR HALLWAY**

Radiator. Smoke alarm. Thermostat control panel. Double glazed Velux window to rear aspect. Door to:

### **LOUNGE/DINING ROOM**

19'6" (5.94m) x 11'0" (3.35m). A light and spacious room. Two radiators. Telephone point. Television aerial point. Double glazed Velux style window to rear aspect. uPVC double glazed double opening doors with bespoke window shutters and Juliet balcony to front aspect.

From first floor hallway, door to:

### **KITCHEN**

10'0" (3.05m) x 9'10" (3.0m) maximum. A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces with matching splashback. Single drainer sink unit with mixer tap. Fitted oven. Four ring gas hob with stainless steel splashback and filter/extractor hood over. Plumbing and space for washing machine. Space for upright fridge freezer. Deep storage cupboard housing boiler serving central heating and hot water supply. Inset LED spotlights to ceiling. uPVC double glazed window to front aspect.

From first floor hallway, door to:

### **BEDROOM 1**

14'10" (4.52m) x 9'10" (3.0m). Radiator. uPVC double glazed window to front aspect.

From first floor hallway, door to:

### **BEDROOM 2**

11'4" (3.45m) x 9'4" (2.84m). Radiator. Access to roof space. Double glazed Velux style window to rear aspect.

From first floor hallway, door to:

### **BATHROOM**

6'8" (2.03m) x 5'6" (1.68m). A modern matching white suite comprising panelled bath with fitted mains shower unit over, glass shower screen and tiled splashback. Wash hand basin with tiled splashback. Low level WC. Large fitted mirror. Radiator. Extractor fan. Double glazed Velux style window to rear aspect.

### **OUTSIDE**

To the front of the property is a private driveway providing parking for one vehicle with access to:

### **GARAGE**

19'8" (5.99m) x 10'6" (3.20m). A spacious garage with power and light. Up and over door providing vehicle access. Door providing access to deep storage cupboard.

Access to front door, with water tap and outside light. To the right side elevation of the coach house is a private side gate with paved pathway leading to a private garden mostly laid to paving and decorative stone chippings for ease of maintenance. Timber shed. Enclosed to all sides.

### **TENURE**

**FREEHOLD**

### **DIRECTIONS**

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout and continue straight ahead again into Topsham Road. At the traffic light junction turn left into Admiral Way and continue along taking the 2<sup>nd</sup> left into Somerville Crescent and the property in question will be found a short way along on the right hand side set back from the road.

### **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/1123/8522/AV



Total area: approx. 91.0 sq. metres (979.4 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		