



**33 CARLTON ROAD
BROADFIELDS
EXETER
EX2 5NS**

PROOF COPY



£330,000 FREEHOLD



A spacious semi detached family home located within this highly sought after residential location convenient to local amenities, popular schools and major link roads. Good decorative order throughout. Three bedrooms. Spacious first floor modern bathroom. Reception hall. Sitting room. Well proportioned modern kitchen/dining room. Conservatory/sun lounge. Private double width driveway. Garage. Utility room. Delightful enclosed rear garden. Gas central heating. uPVC double glazing. Fine outlook and views over neighbouring area, parts of Exeter and beyond. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

uPVC double glazed front door leads to:

ENCLOSED ENTRANCE PORCH

Tiled floor. uPVC double glazed windows to both front and side aspects. Part obscure glass panelled door, with matching side panel, leads to:

RECEPTION HALL

Radiator. Cloak hanging space. Stairs rising to first floor. Thermostat control panel. Understair storage cupboard housing electric meter and consumer unit. Door to:

SITTING ROOM

12'10" (3.91m) x 11'8" (3.56m) maximum. Radiator. Television aerial point. Two wall light points. Large uPVC double glazed window to front aspect.

From reception hall, door to:

KITCHEN/DINING ROOM

17'6" (5.33m) x 10'5" (3.18m) maximum. A modern kitchen fitted with a range of matching gloss fronted base, drawer and eye level cupboards. Wood effect roll edge work surfaces with matching splashback. 1½ bowl sink unit with single drainer and mixer tap. Fitted Neff oven. Four ring Neff gas hob with splashback and filter/extractor hood over. Integrated upright fridge freezer. Ample space for table and chairs. Radiator. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect with outlook over rear garden. Part obscure uPVC double glazed door provides access to rear garden. Double glazed sliding patio door provides access to:

CONSERVATORY/SUN LOUNGE

9'8" (2.95m) x 8'6" (2.59m) maximum. Radiator. Power and light. uPVC double glazed windows and double opening doors providing access and outlook to rear garden.

FIRST FLOOR LANDING

Smoke alarm. Access to roof space. Obscure uPVC double glazed window to side aspect. Door to:

BEDROOM 1

12'0" (3.66m) x 10'0" (3.05m). Large uPVC double glazed window to front aspect offering fine outlook over neighbouring area, parts of Exeter and beyond.

From first floor landing, door to:

BEDROOM 2

12'2" (3.71m) x 10'2" (3.10m). Large uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 3

9'0" (2.74m) maximum over stairwell x 7'2" (2.18m). Radiator. uPVC double glazed window to front aspect again offering fine outlook over neighbouring area, parts of Exeter and beyond.

From first floor landing, door to:

BATHROOM

8'2" (2.49m) x 7'2" (2.18m). A spacious bathroom comprising panelled bath with central mixer tap including separate shower attachment. Wash hand basin with modern style mixer tap. Low level WC. Part tiled wall surround. Quadrant tiled shower enclosure with fitted electric shower unit including separate shower attachment. Heated ladder towel rail. Tiled floor. Inset LED spotlights to ceiling. Extractor fan. Large obscure double glazed window to rear aspect.

OUTSIDE

To the front of the property is an area of garden laid to decorative stone chippings for ease of maintenance. Attractive double width brick paved driveway provides parking for two vehicles part of which provides access to:

SINGLE GARAGE

17'0" (5.18m) x 7'10" (2.39m). Up and over door providing vehicle access. Power and light. Wall mounted boiler serving central heating and hot water supply. Rear door provides access to:

UTILITY ROOM/STORE

7'6" (2.29m) x 7'0" (2.13m). Fitted roll edge worktop. Plumbing and space for washing machine. Further appliance space. Power and light. Window to rear aspect with outlook over rear garden. Door providing access to the rear garden.

The rear garden is a particular feature of the property consisting of a good size paved patio. Outside light and water tap. Small retaining wall with central step leading to a shaped area of lawn. Flower/shrub beds. The rear garden is enclosed to all sides.

TENURE
Freehold

COUNCIL TAX
Band D

DIRECTIONS

Proceeding out of Exeter down Heavitree Fore Street continue down, passing the parade of shops and petrol filling station, and at the next set of traffic lights proceed straight ahead down into East Wonford Hill. At the traffic light junction turn right into Rifford Road and continue along taking the 2nd left into Woodwater Lane. Proceed along, passing the convenience store, and take the next right into Carlton Road 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.

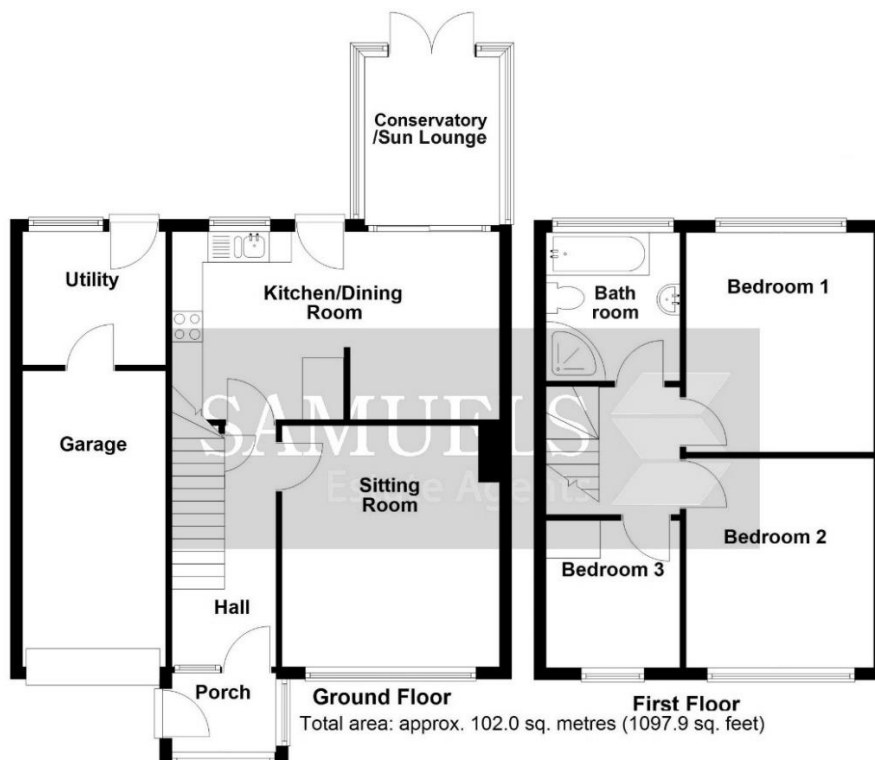
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0724/8688/AV



Floor plan for illustration purposes only – not to scale



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