



**4 HEADON GARDENS
COUNTRESS WEAR EXETER
EXETER
EX2 6LE**

PROOF COPY



GUIDE PRICE £625,000 FREEHOLD



A rare opportunity to acquire a traditional, spacious 1940's detached family home occupying a generous corner plot site with beautiful large mature rear garden enjoying a private and tranquil southerly aspect. Three good size double bedrooms. First floor bathroom. Reception hall. Sitting room. Separate dining room. Conservatory/sun lounge. Kitchen. Ground floor cloakroom. Gas central heating. uPVC double glazing. Private driveway providing ample parking. Garage. Beautiful outlook and views over neighbouring area and countryside beyond including Belvedere tower. Highly sought after residential location providing great access to local amenities and services, riverside walks and major link roads. A fabulous family home. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Hard wood front door, with inset leaded obscure glass panel, leads to:

ENTRANCE VESTIBULE

Tiled floor. Courtesy light. Obscure glass panelled door leads to:

RECEPTION HALL

A spacious hallway with radiator. Stairs rising to first floor. Thermostat control panel. Deep walk in under stairs storage area housing gas and electric meters, consumer unit, fitted shelf and cloak hanging space. Lead effect uPVC double glazed window to side aspect. Large original leaded coloured glass window to front aspect. Door to:

SITTING ROOM

13'10" (4.22m) x 13'0" (3.96m). A light and spacious room. Tiled fireplace with inset living flame effect gas fire and raised tiled hearth. Radiator. Two wall light points. Lead effect uPVC double glazed window to side aspect with pleasant outlook over neighbouring area and countryside beyond including Belvedere tower. Double glazed sliding patio door providing access to:

CONSERVATORY/SUN LOUNGE

11'10" (3.61m) maximum x 8'10" (2.69m) maximum. Dwarf wall. Double power point. Single glazed windows to both side and rear aspects enjoying pleasant outlook over rear garden. Double glazed sliding patio door providing access and outlook to rear garden.

From reception hall, part obscure glazed door leads to:

DINING ROOM

13'10" (4.22m) x 12'0" (3.66m) maximum. Radiator. Tiled fireplace with raised hearth. Two wall light points. Lead effect uPVC double glazed window to side aspect. uPVC double glazed door providing access and outlook to rear garden with matching lead effect uPVC double glazed windows either side providing outlook over rear garden.

From reception hall, door to:

CLOAKROOM

A matching white suite comprising WC. Wall hung wash hand basin. Radiator. Tiled wall surround. Obscure lead effect uPVC double glazed window to side aspect.

From reception hall, part obscure glazed door leads to:

KITCHEN

14'4"(4.37m) maximum x 8'0" (2.44m) maximum. We believe this to be the original kitchen although in good order. Comprising double drainer sink unit with drawer and storage cupboards beneath. Dresser style unit incorporating storage cupboards, drawers and display cabinets over. Radiator. Space for gas cooker. Roll edge work top. Space for upright fridge freezer. Part tiled walls. Lead effect obscure uPVC double glazed window to front aspect. Lead effect uPVC double glazed window to front aspect with outlook over front garden. Door to:

WALK IN PANTRY/LARDER

With fitted shelving. Electric light. Plumbing and space for washing machine. Lead effect obscure uPVC double glazed window to front aspect.

From kitchen, part leaded glass paned door leads to:

ENCLOSED SIDE LOBBY

With pedestal light. lead effect uPVC double glazed door to side elevation and access to driveway. Door leads to:

BOILER ROOM/CLOTHES AIRING SPACE

With floor standing boiler serving central heating and hot water supply. Lead effect uPVC double glazed window to side aspect.

FIRST FLOOR LANDING

Double width airing cupboard, with fitted shelving, housing lagged hot water cylinder. Door to:

BEDROOM 1

14'0" (4.27m) x 13'0" (3.96m). Tiled fireplace with tiled heath. Wash hand basin. Radiator. Picture rail. Lead effect uPVC double glazed window to side aspect offering fine outlook over neighbouring area, parts of Exeter and countryside beyond including Belvedere tower. Large lead effect uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 2

14'0" (4.27m) x 12'0" (3.66m). Radiator. Wash hand basin. Picture rail. Built in corner wardrobe/cupboard. Lead effect uPVC double glazed window to side aspect. Large lead effect uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 3

14'6" (4.42m) maximum x 11'4" (3.45m). Radiator. Overhead storage cupboards. Wash hand basin. Picture rail. Lead effect uPVC double glazed window to front aspect.

From first floor landing, door to:

BATHROOM

6'6" (1.98m) x 5'10" (1.78m). Comprising panelled bath with mixer tap. Wash hand basin. Radiator. Tiled wall surround. Electric bar heater. Access to roof space.

From first floor landing, door to:

SEPARATE CLOAKROOM

With WC. Radiator. Obscure lead effect uPVC double glazed window to side aspect.

OUTSIDE

As previously mentioned, the property benefits from occupying a larger than average corner plot site we believe to be one of the largest within the cul-de-sac. The property is approached via a private driveway providing parking for numerous vehicles in turn providing access to:

GARAGE

22'0" (6.71m) x 8'0" (2.44m). Up and over door providing vehicle access. Power and light. Pitched roof providing additional storage space. Doorway provides access to the rear garden.

To the front of the property are two neat shaped areas of lawn with flower/shrub beds and maturing shrubs. Attractive dividing pathway leads to the front door. To the right side elevation the pathway continues to the side area of garden laid to paving and raised maturing shrub beds and opening to the rear garden.

The rear garden is a particular feature of the property enjoying a southerly aspect whilst enjoying a high degree of privacy. The rear garden consists of an extensive neat shaped area of almost level lawn with well stocked maturing shrub beds well stocked with a variety of maturing shrubs, plants and trees including mature silver birch and weeping willow. To the left side area of the garden is an area laid to soft fruit/vegetable growing. Two paved patios one of which is covered. The rear garden is enclosed to all sides.

**TENURE
FREEHOLD****DIRECTIONS**

Proceeding out of Exeter along Topsham Road continue along passing the crematorium and take the next right into School Lane., then 1st left into Exe Vale Road. Proceed along taking the 1st right into Headon Gardens where the property in question will be found towards the lower end of the cul-de-sac 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.

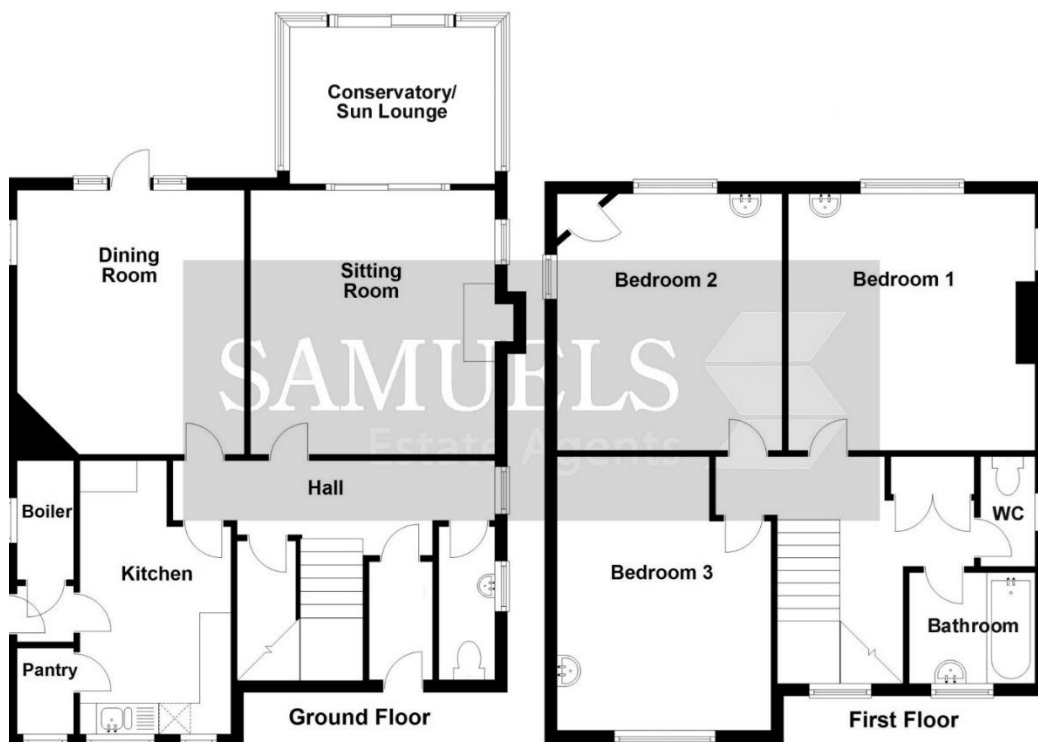
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0423/8398/AV



Total area: approx. 135.0 sq. metres (1453.3 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		