

**3 CHAMBERS LANE  
TITHEBARN  
EXETER  
EX1 3YD**



**GUIDE PRICE £340,000-£350,000 FREEHOLD**



A stylish much improved and extended semi detached family home with self contained annexe/studio room which could provide additional income or a great space to work from home. Presented in superb decorative order throughout. Three double bedrooms. Ensuite shower room to master bedroom. Family bathroom. Entrance hall. Ground floor cloakroom. Spacious lounge/dining room open plan to fabulous modern kitchen/breakfast room. uPVC double glazing. District heating. Private driveway. Enclosed rear garden enjoying southerly aspect. Annexe/studio room comprising sitting room/bedroom/kitchenette and shower room to provide potential additional income. Popular residential location providing good access to local amenities. A great family home offering versatile living accommodation. Viewing highly recommended.

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

Composite front door, with inset obscure double glazed panel, leads to:

### **ENTRANCE HALL**

Quality vinyl flooring. Radiator. Electric consumer unit. Inset LED spotlight to ceiling. Door to:

### **LOUNGE/DINING ROOM**

16'2" (4.93m) x 12'0" (3.66m) maximum reducing to 10'4" (3.15m). A light and spacious open plan room with quality vinyl flooring. Feature vertical radiator. Stairs rising to first floor. Smoke alarm. Additional radiator. Inset LED spotlights to ceiling. uPVC double glazed window to front aspect. Door to:

### **CLOAKROOM**

A modern matching white suite comprising low level WC. Wall hung wash hand basin with modern style mixer tap. Quality vinyl flooring. Radiator. Extractor fan.

From lounge/dining room, large square opening to:

### **KITCHEN/BREAKFAST ROOM**

18'8" (5.69m) x 8'0" (2.44m). A stylish modern kitchen fitted with an extensive range of matching base, drawer and full height eye level cupboards. Central island incorporating breakfast bar with single drainer sink unit and modern style mixer tap. Additional base cupboard. Fitted Bosch electric oven. Four ring Bosch induction hob with Bosch filter/extractor hood over and glass splashback. Integrated dishwasher. Fitted microwave/grill. Plumbing and space for washing machine. Wall mounted concealed heat exchanger. Integrated upright fridge freezer. Upright larder cupboards. Feature vertical radiator. Quality vinyl flooring. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed double opening doors providing access and outlook to rear garden.

### **FIRST FLOOR LANDING**

Access to roof space. Smoke alarm. Inset LED spotlight to ceiling. Deep storage cupboard. Door to:

### **BEDROOM 1**

14'2" (4.32m) x 9'6" (2.90m) maximum. Again a light and spacious room. Laminate flooring. Radiator. Built in double wardrobe with mirror fronted doors. Two uPVC double glazed windows to front aspect. Door to:

### **ENSUITE SHOWER ROOM**

A modern matching white suite comprising good size tiled shower enclosure with fitted mains shower unit. Feature circular shape wash hand basin with modern style mixer tap set on vanity unit with cupboard space beneath. Low level WC. Radiator. Tiled wall surround. Extractor fan. Obscure uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 2**

11'4" (3.45m) x 8'10" (2.69m). Radiator. Laminate flooring. 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 7'10" (2.39m). Laminate flooring. Two built in wardrobes. Radiator. uPVC double glazed window to rear aspect.

From first floor landing, door to:

### **BATHROOM**

8'8" (2.64m) x 5'8" (1.73m). A modern matching white suite comprising panelled bath with modern style mixer tap, fitted electric shower unit and glass shower screen. Wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Radiator. Extractor fan.

### **OUTSIDE**

To the front of the property is an area of garden laid to lawn and decorative stone chippings. Pathway leads to front door with courtesy light. Attractive brick paved driveway provides parking. Access to:

### **ANNEXE/STUDIO ROOM**

16'2" (4.93m) x 7'6" (2.29m) maximum (overall measurement). A great room to provide a number of uses. Currently set up as a self contained annexe with:

### **SITTING ROOM/BEDROOM/KITCHEN**

Range of eye level cupboards. Vinyl flooring. Contemporary wall mounted electric fire. Single drainer sink unit set with work surface and drawers beneath. uPVC double glazed double opening doors, with matching full height side window, providing access to front aspect. Opening to:

### **SHOWER ROOM**

Comprising quadrant shower enclosure with fitted main shower unit. Wash hand basin set in vanity unit with modern style mixer tap and drawer space beneath. Low level WC. Eye level cupboard. Vinyl Flooring. Extractor fan.

To the left side elevation is a pathway and side gate leading to the rear garden which enjoys a south westerly aspect whilst consisting of an extensive patio area with external power point and water tap. Shaped area of lawn. Raised timber decked terrace. The rear garden is enclosed to all sides.

### **TENURE**

FREEHOLD

### **SERVICE CHARGE**

The current charge will be approximately £200 but no payments have yet been collected.

## MATERIAL INFORMATION

Construction Type: Timber frame construction with brick outer skin

Mains: - Water, drainage, electric

Heating: District heating

Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Mining: No risk from mining

Council Tax: Band C (East Devon)

## DIRECTIONS

Proceeding out of Exeter along Pinhoe Road continue to the end of this road by Sainsbury's and bear left. Continue down to the next set of traffic lights bearing right onto Cumberland Way at the next roundabout turn left onto Tithebarn Way and continue on this road for approximately 1 mile and take the 2<sup>nd</sup> left into Hutchings Drive then 3<sup>rd</sup> left into Chambers Lane.

## 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 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.

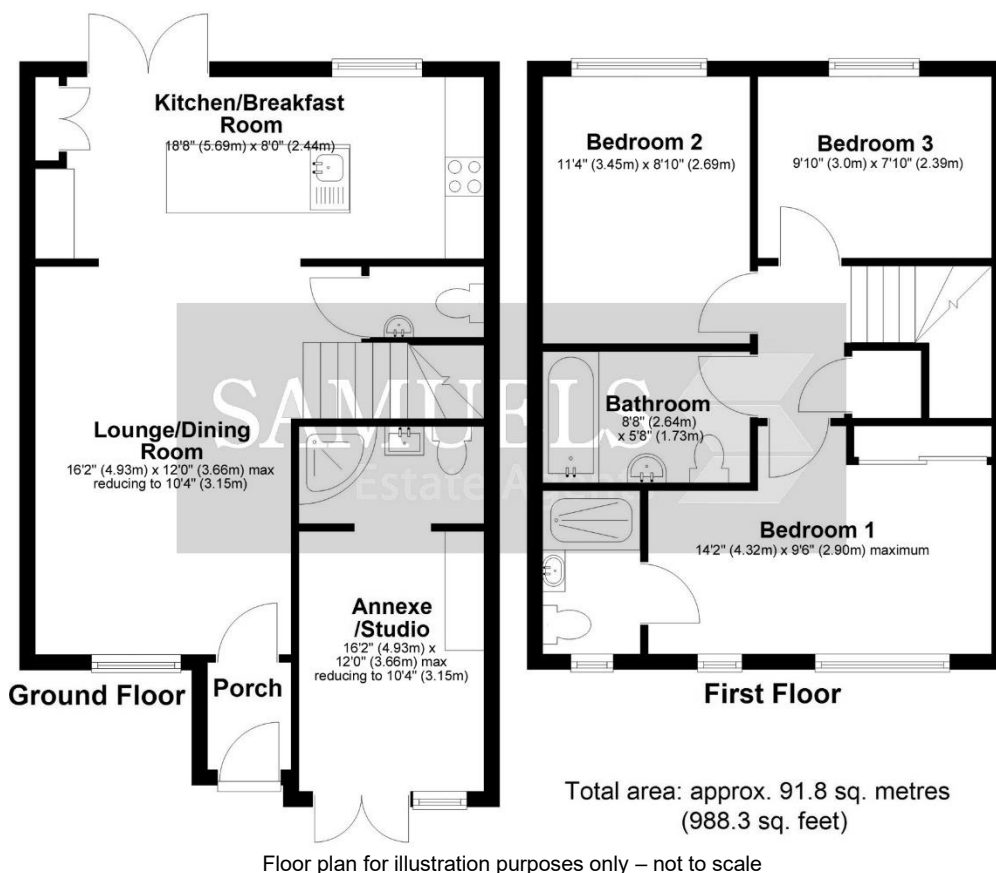
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0226/9141/AV







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		