



**9 ROSEBARN AVENUE
EXETER
DEVON
EX4 6DY**

PROOF COPY



GUIDE PRICE £650,000 FREEHOLD



A substantial detached family home with large beautifully kept and well maintained mature rear garden measuring approximately 120ft (36.5m) in length whilst enjoying a southerly aspect. Situated within this highly sought after residential location convenient to local amenities, university and Exeter city centre. Three double bedrooms. First floor bathroom. Reception hall. Sitting room. Separate dining room. Kitchen. Ground floor cloakroom. Gas central heating. Double glazing. Private driveway. Garage. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Attractive hard wood front door, with inset leaded glass panels, leads to:

ENTRANCE VESTIBULE

Tiled floor. Lead effect double glazed window to front aspect. Door leads to:

WALK IN UNDERSTAIR STORAGE CUPBOARD

Electric light. Radiator. Cloak hanging space. electric meter and consumer unit.

From entrance vestibule, glass panelled door leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Smoke alarm. Panelled door leads to:

SITTING ROOM

16'4" (4.98m) x 11'5" (3.48m). A light and spacious room. Radiator. Feature fireplace with raised hearth, fitted living flame effect gas fire and wood mantel over. Television aerial point. Lead effect double glazed window to front aspect. Lead effect uPVC double glazed sliding patio door providing access and outlook to rear garden.

From reception hall, panelled door leads to:

DINING ROOM

11'10" (3.61m) x 10'10" (3.30m). A characterful room. Picture rail. Ceiling beams. Radiator. Two wall light points. Lead effect double glazed window to rear aspect with outlook over rear garden.

From reception hall, panelled door leads to:

CLOAKROOM

Low level WC with concealed cistern. Wash hand basin with traditional style taps and tiled splashback. Obscure lead effect double glazed window to front aspect.

From reception hall, glass panelled door leads to:

KITCHEN

16'4" (4.98m) maximum x 9'10" (3.0m) maximum. Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. Ceramic sink unit with traditional style mixer tap and single drainer. Fitted double oven/grill. Four ring electric hob with filter/extractor hood over. Plumbing and space for washing machine. Plumbing and space for dishwasher. Radiator. Integrated fridge. Double width larder cupboard. Radiator. Lead effect uPVC double glazed window to side aspect. Lead effect uPVC double glazed window to rear aspect with outlook over rear garden. Glass panelled door leads to:

REAR LOBBY

Attractive hard wood door, with inset leaded glass panels, leads to side elevation. Door provides access to:

STORE ROOM/PANTRY

Appliance space. Double power point. Fitted shelving. Wall mounted boiler serving central heating and hot water supply. Lead effect double glazed window to side aspect.

FIRST FLOOR LANDING

Radiator. Airing cupboard with fitted shelving and radiator. Double width linen cupboard with fitted shelving. Lead effect double glazed windows to both front and side aspects. Large access point, via pull down ladder, to insulated and boarded roof space with electric light. Panelled door leads to:

BEDROOM 1

16'4" (4.98m) x 11'4" (3.45m). A light and spacious room. Radiator. Range of built in bedroom furniture consisting of three double wardrobes and adjoining seven drawer chest. Lead effect double glazed window to front aspect. Lead effect double glazed window to side aspect. Further lead effect double glazed window to rear aspect with fine outlook over rear garden.

From first floor landing, panelled door leads to:

BEDROOM 2

12'0" (3.66m) x 11'0" (3.35m). Radiator. Lead effect uPVC double glazed window to rear aspect with fine outlook over rear garden.

From first floor landing, panelled door leads to:

BEDROOM 3

10'8" (3.25m) x 10'0" (3.05m). Radiator. Picture rail. Lead effect uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, panelled door leads to:

BATHROOM

A matching white suite comprising panelled bath with traditional style mixer tap including shower attachment, fitted electric shower unit over, folding glass shower screen and tiled splashback. Wash hand basin with traditional style taps. Radiator. Part tiled wall surround. Obscure lead effect uPVC double glazed window to side aspect.

From first floor landing, panelled door leads to:

CLOAKROOM

Comprising low level WC with concealed cistern. Radiator. Obscure lead effect double glazed window to side aspect.

OUTSIDE

The property is approached via a pillared entrance leading to a driveway providing parking for approximately two vehicles, part of which provides access to:

GARAGE

16'8" (5.08m) x 9'6" (2.90m) (approximate measurements). With power and light. Obscure glazed windows to side aspects. Side courtesy door leads to side pathway.

The front garden consists of a shaped area of lawn with surrounding shrub beds stocked with a variety of maturing shrubs, plants and trees. Pathway leads to the front door, with courtesy light. Access is gained to the rear garden from both side elevations. To the left side is a wrought iron gate leading to a pathway with further wrought iron gate opening to the rear garden. The rear garden is a particular feature of the property measuring approximately 120ft (36.5m) in length. The rear garden enjoys a high degree of privacy with a southerly aspect. Directly to the rear elevation of the property is a concrete patio with maturing flower/shrub beds opening to an extensive area of gently sloping lawn with side shrub beds well stocked with a variety of maturing shrubs, plants, trees and natural hedgerow. Variety of roses. Good size timber shed. Dividing stepping stones lead to the lower end of the garden again with a variety of maturing shrubs and trees. Three timber sheds. Our client informs us there is a variety of wildlife activity shown all year round.

**TENURE
FREEHOLD**

DIRECTIONS

From Samuels Estate Agents' Longbrook Street office continue down the road, over the mini roundabout, and proceed straight ahead. At the traffic light/crossroad junction again proceed straight ahead onto Pennsylvania Road continue up the hill taking the right hand turning into Rosebarn Avenue 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.

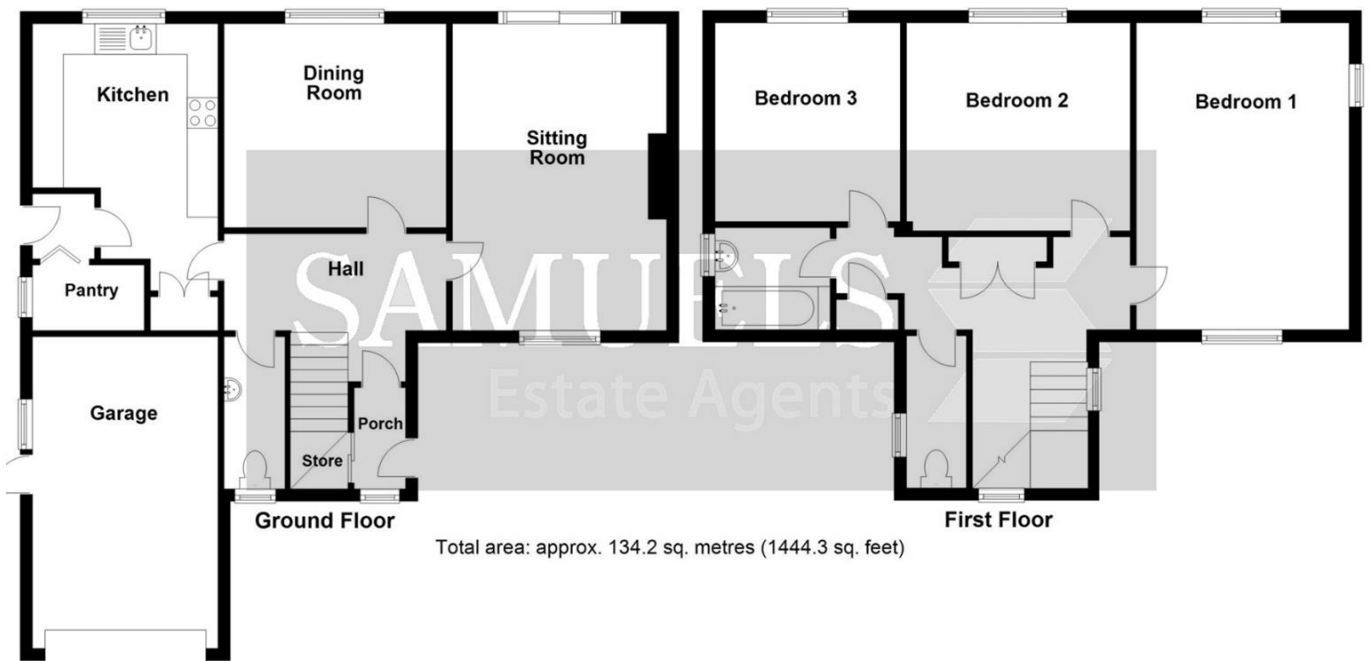
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0823/8466/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		