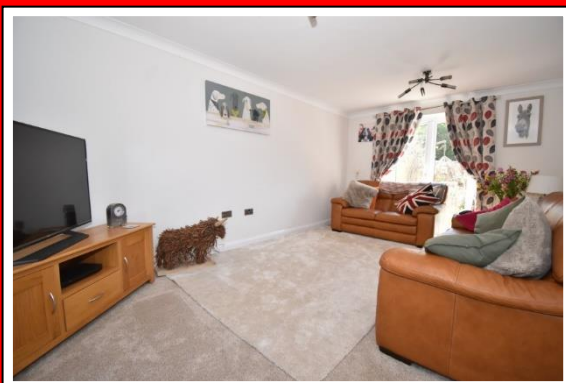


**23 POWLESLAND ROAD
ALPHINGTON
EXETER
EX2 8RS**

PROOF COPY



£325,000 FREEHOLD



A deceptively spacious and well presented modern family home occupying a highly convenient position providing good access to local amenities, popular schools and major link roads. Three bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Sitting room. Fabulous light and spacious modern kitchen/dining room. Ground floor cloakroom. Gas central heating. uPVC double glazing. Enclosed easy to maintain rear garden enjoying southerly aspect. Garage and parking. Popular residential location. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Covered entrance. Attractive composite front door, with double glazed panel, leads to:

RECEPTION HALL

Engineered oak wood flooring. Radiator. Smoke alarm. Nest thermostat control panel. Door to:

CLOAKROOM

A modern matching white suite comprising low level WC. Wall hung wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath and tiled splashback. Tiled floor. Radiator. Electric consumer unit. Obscure uPVC double glazed window to front aspect.

From reception hall, door to:

SITTING ROOM

17'10" (5.44m) excluding bay x 10'10" (3.30m). A well proportioned room. Two radiators. Television aerial point. Telephone point. uPVC double glazed double opening doors providing access and outlook to rear garden. uPVC double glazed bay window to front aspect.

From reception hall, door to:

KITCHEN/DINING ROOM

17'10" (5.44m) excluding bay x 12'6" (3.81m) maximum (irregular shaped room). A fabulous light and spacious modern kitchen fitted with a range of matching white gloss fronted base, drawer and eye level cupboards. Work surfaces with matching splashback. Inset lighting. Space for range cooker with double width stainless steel splashback and double width filter/extractor hood over. Integrated dishwasher. 1½ bowl sink unit with single drainer and modern style mixer tap. Plumbing and space for washing machine. Space for upright fridge freezer. Two radiators. Deep understair storage cupboard. Inset LED spotlights to ceiling. Wine cooler. Ample space for table and chairs. Tiled floor with underfloor heating. uPVC double glazed bay window to front aspect with outlook over green. uPVC double glazed window to rear aspect with outlook over rear garden. Composite double glazed door provides access and outlook to rear garden.

FIRST FLOOR LANDING

Access to roof space. Smoke alarm. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden. Door to:

BEDROOM 1

15'6" (4.72m) maximum x 11'0" (3.35m). Radiator. Television aerial point. Telephone point. Range of built in wardrobes providing hanging and shelving space. uPVC double glazed window to front aspect with pleasant outlook over neighbouring green. Door to:

ENSUITE SHOWER ROOM

A modern matching white suite comprising quadrant tiled shower enclosure with fitted mains shower unit. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath and tiled splashback. Low level WC. Part tiled walls. Tiled floor. Shaver point. Extractor fan. Obscure uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

11'4" (3.45m) excluding wardrobe space x 9'4" (2.84m) excluding door recess. Radiator. Range of built in wardrobes providing hanging and shelving space. Built in linen/airing cupboard housing boiler serving central heating and hot water supply. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 3

8'2" (2.49m) x 7'8" (2.30m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BATHROOM

A modern matching white suite comprising panelled bath with modern style mixer tap including shower attachment. Low level WC. Wash hand basin, with modern style mixer tap, set in vanity unit with range of storage cupboards beneath. Part tiled walls. Tiled floor. Shaver point. Heated ladder towel rail. Extractor fan. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is an area of garden laid to brick paving. Pathway and steps lead to the front door. The rear garden, is a particular feature of the property, enjoys a south westerly aspect whilst mostly laid to paving for ease of maintenance. Raised flower/shrub beds. Outside light and water tap. The rear garden is enclosed to all sides whilst a side gate provides pedestrian access to private allocated parking space. From the rear garden is a rear door providing access to:

GARAGE (LEASEHOLD)

19'4" (5.89m) x 8'6" (2.59m). Up and over door providing vehicle access. Power and light.

SERVICE/MAINTENANCE CHARGE

We have been advised by our client that the current charge is £240 a year for the maintenance of communal areas.

TENURE

Freehold

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE, Three and Vodafone voice & data limited, O2 voice likely & data limited

Mobile: Outdoors – EE, Three, O2 and Vodafone voice & data likely

Broadband: Standard, Superfast & Ultrafast available.

Flood Risk: River & sea – Very low risk, Surface water –Low risk

Mining: No risk from mining

Council Tax: Band D

DIRECTIONS

Proceeding out of Exeter over Exe Bridge take the first exit left into Alphington Street which then connects to Alphington Road. Proceed to the very end, bearing left after Sainsbury's, into Church Road. At the next mini roundabout take the second exit left into Powlesland Road, 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 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.

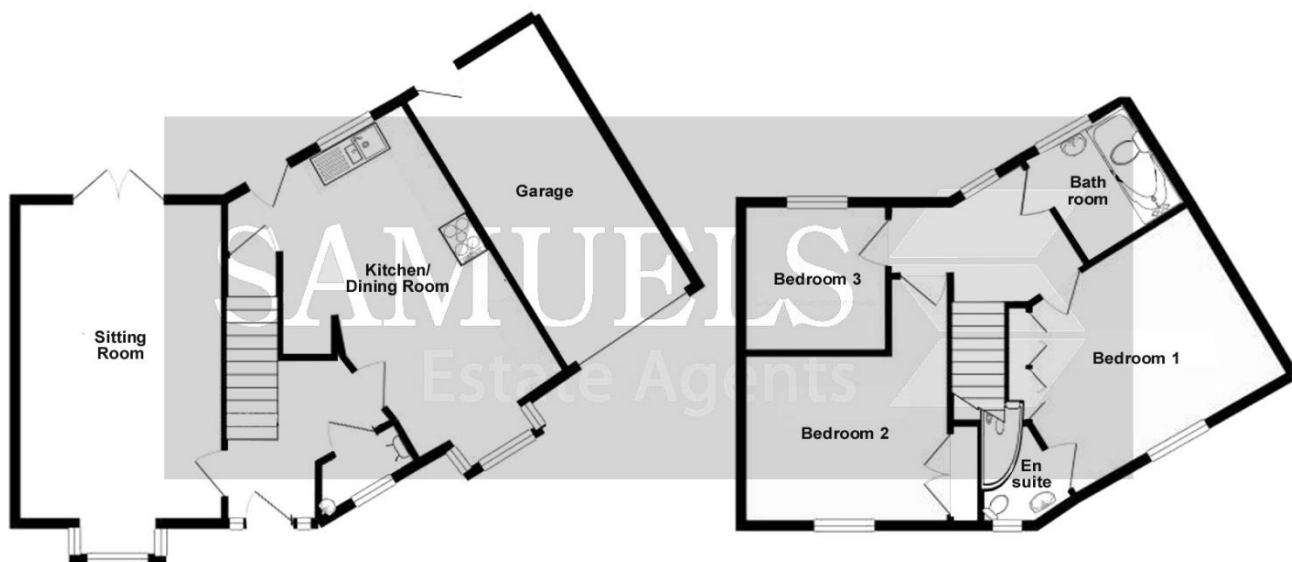
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

AGENTS NOTE MONEY LAUNDERING POLICY

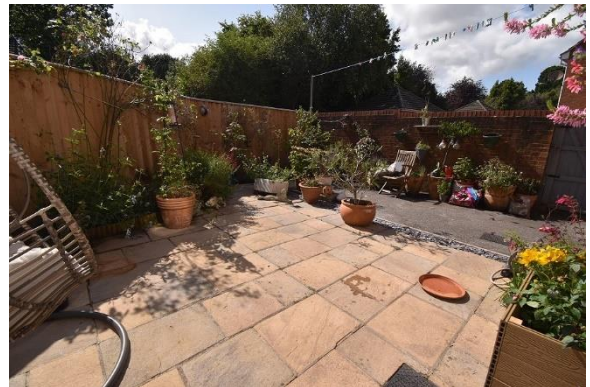
Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

REFERENCE

CDER/0824/8721/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		