



**83 GLOUCESTER ROAD
EXWICK
EXETER
EX4 2EB**



£315,000 FREEHOLD



A semi detached family home occupying a highly convenient position providing good access to local amenities, St Davids mainline railway station, riverside walks and Exeter city centre. Three bedrooms. First floor bathroom. Reception hall. Sitting room. Kitchen/dining room. Ground floor cloakroom. Office/studio room. Converted attic room. Gas central heating. Private driveway. Garage/store. Enclosed landscaped rear garden. Fine outlook and views over neighbouring area, parts of Exeter and beyond. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Canopy entrance. Courtesy light. Obscure uPVC double glazed front door, with matching side panel, leads to:

RECEPTION HALL

Laminate wood effect flooring. Stairs rising to first floor. Feature vertical radiator. Smoke alarm. Understair storage cupboard. Telephone point. Door to:

SITTING ROOM

13'4" (4.06m) maximum x 12'0" (3.66m). Laminate wood effect flooring. Radiator. Inset LED spotlights to ceiling. Fitted shelving into alcoves. Wall mounted contemporary living flame effect electric fire. Large uPVC double glazed window to front aspect.

From reception hall, part glass panelled door to:

KITCHEN/DINING ROOM

15'6" (4.72m) x 9'4" (2.84m) maximum. A light and spacious room. Fitted with a range of matching base, drawer and eye level cupboards. Work surfaces with decorative tiled splashbacks. Fitted electric double oven/grill. Four ring gas hob with filter/extractor hood over. 1½ bowl sink unit with single drainer and modern style mixer tap. Plumbing and space for slimline dishwasher. Space for double width fridge freezer. Radiator. Space for table and chairs. Two uPVC double glazed windows to rear aspect with outlook over rear garden, neighbouring area, parts of Exeter and beyond. Part glass panelled door leads to:

INNER LOBBY

Storage cupboard with plumbing and space for washing machine. Electric consumer unit. Power and light. Door to:

CLOAKROOM

Comprising low level WC. Wall hung wash hand basin with tiled splashback. Wall mounted concealed boiler serving central heating and hot water supply. Obscure double glazed window to side aspect.

From inner lobby, door provides access to:

OFFICE/STUDIO ROOM

11'8" (3.56m) x 8'0" (2.44m). Laminate wood effect flooring. Radiator. Inset spotlights to ceiling. Cupboard housing electric meter. Part obscure uPVC double glazed door provides access to rear garden. uPVC double glazed window provides outlook over rear garden and neighbouring area. Door to garage/store.

FIRST FLOOR LANDING

Access to roof space. Double glazed window to side aspect. Smoke alarm. Door to:

BEDROOM 1

10'4" (3.15m) x 9'6" (2.90m) excluding door recess. Radiator. Built in cupboard/wardrobe. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

11'10" (3.61m) maximum x 12'0" (3.66m) maximum. Radiator. uPVC double glazed window to rear aspect offering fine outlook over neighbouring area, parts of Exeter including Cathedral and beyond.

From first floor landing, door to:

BEDROOM 3

9'2" (2.79m) x 7'6" (2.29m) maximum. Radiator. uPVC double glazed window to front aspect. Door leads to staircase leading to:

ATTIC ROOM

18'10" (5.74m) x 10'4" (3.15m) maximum. A converted attic room with access point to eaves/storage space. Two double glazed Velux style windows to rear aspect offering fine outlook and views over neighbouring area, parts of Exeter including Cathedral and beyond.

From first floor landing, door to:

BATHROOM

A modern matching white suite comprising curved panelled bath with modern style mixer tap, fitted mains shower unit over and glass shower screen. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC with concealed cistern. Tiled floor. Tiled wall surround. Heated ladder towel rail. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is a raised area of garden part of which is laid to decorative stone chippings providing additional off road parking. Steps and pathway lead to front door. To the left side elevation is a private driveway providing further parking. Between the garage and property is a side door leading to a walk in storage room.

The rear garden is a particular feature of the property having been landscaped by the present vendor to consist of an extensive attractive Indian slate paved patio. Outside lighting and water tap. Side steps lead down to a raised timber decked terrace with large width steps leading to a neat shaped area of level lawn. Raised flower/shrub beds stocked with a variety of maturing shrubs, plants and trees. The rear garden is enclosed to all sides.

GARAGE/STORE

8'6" (2.59m) x 7'10" (2.39m). Power and light. Up and over door. Side courtesy door. Gas meter.

TENURE

Freehold

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas Central Heating

Mobile: Indoors: EE and Three limited, O2 and Vodafone likely - Outdoors – EE, Three, O2 and Vodafone likely

Broadband: Standard , Superfast & Ultrafast available.

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

Mining: No risk from mining

Council Tax: Band C

DIRECTIONS

Proceeding out of Exeter over Exe Bridge take the 3rd exit left into Okehampton Street which then connects to Okehampton Road. At the crossroad/traffic light junction turn right into Exwick Road and proceed along, after the next set of traffic light turn left up into Winchester Avenue continue to the top of this road and turn left into Gloucester Road, 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.

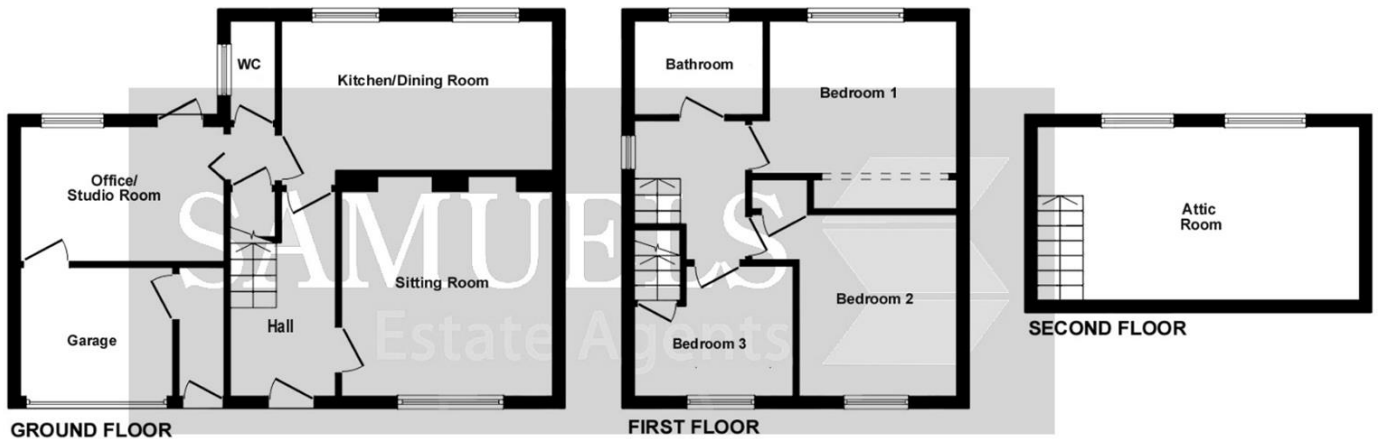
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1024/8769/AV



Total floor area 106.4 m² (1,145 sq.ft.) approx



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		