



**108 ST KATHERINES ROAD
EXETER
DEVON
EX4 7JJ**



£325,000 FREEHOLD



A deceptively spacious bay fronted three storey mid terraced house presented in superb decorative order throughout. Three good size bedrooms. Ensuite shower room to master bedroom. Spacious first floor family bathroom. Reception hall. Sitting room. Dining room. Quality refitted modern kitchen. Gas central heating. uPVC double glazing. Private driveway. Good size enclosed rear garden. Highly convenient providing good access to local amenities and Exeter city centre. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Attractive composite front door, with inset lead effect double glazed panel, leads to:

ENTRANCE VESTIBULE

Tiled floor. Cloak hanging space. Obscure glass panelled internal door leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Smoke alarm. Picture rail. Dado rail. Oak glass panelled door leads to:

DINING ROOM

11'8" (3.56m) into recess x 10'0" (3.05m). Radiator. Picture rail. uPVC double glazed door provides access and outlook to rear garden. Large square opening to:

SITTING ROOM

11'8" (3.56m) into recess x 10'4" (3.15m) into bay. Marble effect fireplace with raised hearth, inset living flame effect gas fire, wood surround and mantle over. Picture rail. Three wall light points. Radiator. Telephone point. Television aerial point. uPVC double glazed bay window to front aspect.

From dining room, oak glass panelled door leads to:

KITCHEN

14'6" (4.42m) x 8'4" (2.54m). A quality refitted modern kitchen comprising an extensive range of matching gloss fronted base, drawer and eye level cupboards. Marble effect work surfaces with decorative tiled splashbacks. Single drainer sink unit with modern style mixer tap. Five ring gas hob with double width filter/extractor hood over. Double oven/grill. Wine rack. Recess for upright fridge freezer. Plumbing and space for dishwasher. Plumbing and space for washing machine. Corner cupboard housing boiler serving central heating and hot water supply. Deep under stair storage cupboard, with electric light, housing electric consumer unit and gas meter. Feature vertical radiator. Inset LED spotlights to ceiling. uPVC double glazed window to side aspect. uPVC double glazed window to rear aspect with outlook over rear garden. Obscure uPVC double glazed door provides access to rear garden.

FIRST FLOOR LANDING

Dado rail. Picture rail. Smoke alarm. Stairs rising to second floor. Door to:

BATHROOM

14'10" (4.52m) maximum x 8'6" (2.59m). A fabulous spacious bathroom with sunken tiled panelled jacuzzi style bath. Wash hand basin. Low level WC. Good size tiled shower enclosure with fitted mains shower unit including separate shower attachment. Tiled floor. Tiled wall surround. Extractor fan. Feature vertical radiator. Obscure uPVC double glazed windows to both side and rear aspects.

From first floor landing, door to:

BEDROOM 3

10'0" (3.05m) x 8'10" (2.69m). Radiator. Picture rail. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 2

15'2" (4.62m) into wardrobe space x 11'4" (3.45m) into bay. Radiator. Extensive range of built in wardrobes providing hanging, shelving and drawer space. Picture rail. uPVC double glazed bay window to front aspect.

SECOND FLOOR LANDING

Access to deep eaves/storage space with electric light. Smoke alarm. Inset halogen spotlights to ceiling. Door to:

BEDROOM 1

15'0" (4.57m) x 9'10" (3.0m) maximum into wardrobe space. Large built in double wardrobe with fitted shelf and hanging rail. Radiator. Inset halogen spotlights to ceiling. Double glazed Velux window to front aspect with outlook over neighbouring area and beyond. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area and beyond. Door to:

ENSUITE SHOWER ROOM

A modern matching white suite comprising shower enclosure with fitted electric shower unit. Wash hand basin. Low level WC. Heated ladder towel rail. Access to eaves/storage space. Inset LED spotlight to ceiling with extractor fan. Double glazed Velux window to front aspect.

OUTSIDE

To the front of the property is a private driveway providing parking for vehicle. Pillared entrance with wrought iron gate and pathway leads to the front door. The rear garden is a particular feature of the property consisting of a good size attractive brick paved patio with outside lighting and water tap. Flower/shrub beds well stocked with a variety of maturing shrubs, plants and flowers. Pathway leads down to an area of garden laid to artificial turf for ease of maintenance providing an ideal entertaining space. The pathway continues to the lower end of the garden which consists of a section of garden laid to decorative stone chippings, raised flower/shrub beds and timber shed (9'0" (2.74m) x 6'0" (1.83m)) with power and light. The rear garden is enclosed to all sides whilst a rear gate provides pedestrian access.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: To be confirmed

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

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

Mobile: Outdoors – EE, Three, O2 and Vodafone voice and data 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 (Exeter)

DIRECTIONS

From Sidwell Street roundabout take the turning into Old Tiverton Road and at the roundabout take the 3rd exit left onto Prince Charles Road. At the next roundabout bear left onto Calthorpe Road then 1st right into St Katherines Road continue down bearing left and 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 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.

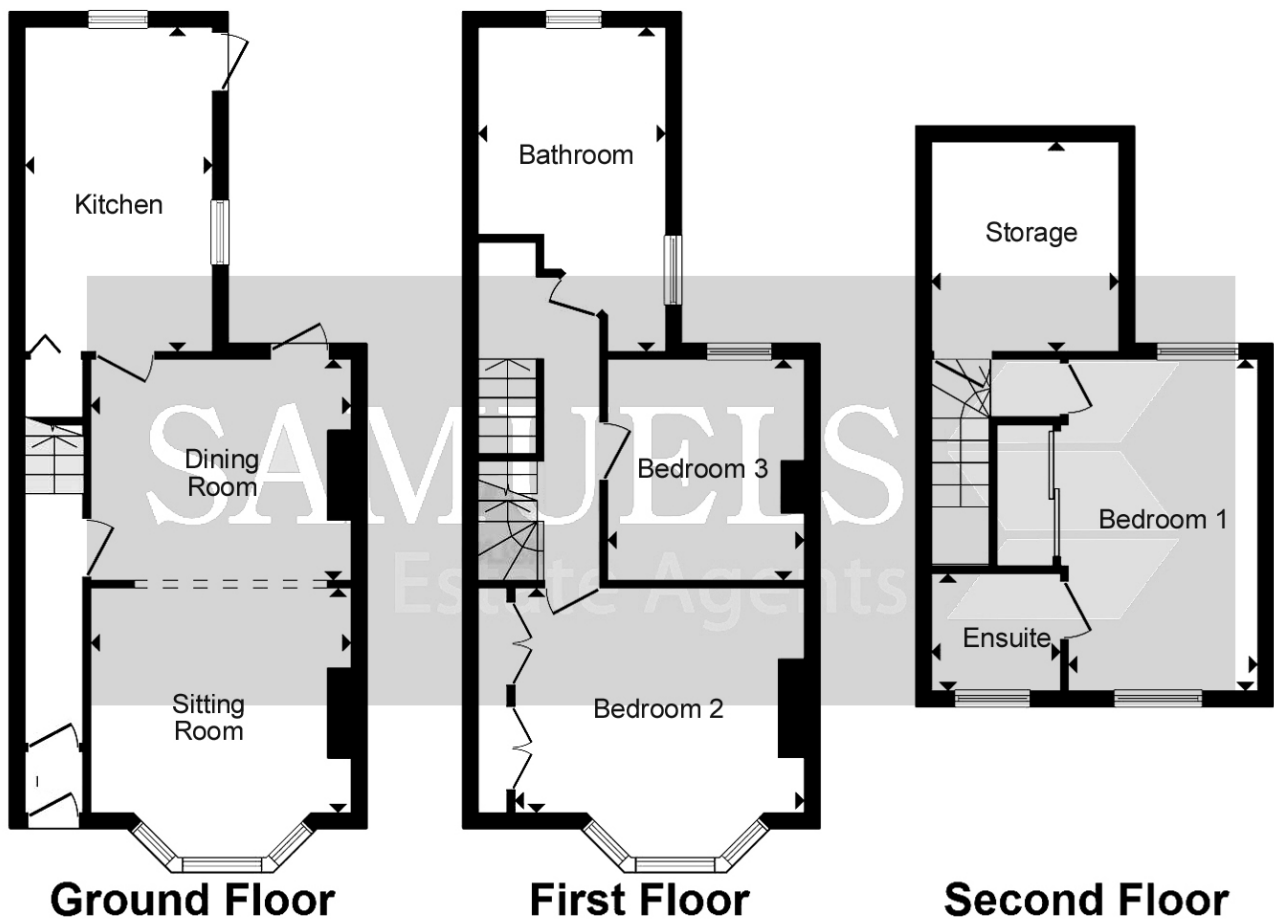
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0425/8907/AV



Total floor area 106.6 sq.m. (1,148 sq.ft.) approx

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		