



**22 CARLTON ROAD
BROADFIELDS
EXETER
EX2 5NS**



£325,000 FREEHOLD



A well proportioned semi detached family home located within this popular residential area providing good access to local amenities, popular schools and major link roads. Three bedrooms. First floor bathroom. Reception hall. Lounge/dining room. Kitchen. Conservatory. Utility room. Gas central heating. uPVC double glazing. Private driveway. Garage. Enclosed level rear garden providing a high degree of privacy. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

uPVC double glazed front door, with matching obscure uPVC double glazed side panel, leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Understair storage cupboard. Telephone point. Door to:

LOUNGE/DINING ROOM

23'2" (7.06m) x 11'10" (3.61m) reducing to 8'6" (2.59m). A spacious room with brick/stone effect fireplace with inset living flame effect gas fire, hearth with wood mantel over. Television aerial point. Two radiators. Large full height uPVC double glazed window to front aspect with outlook over front garden. Door to:

KITCHEN

10'0" (3.05m) x 8'8" (2.64m). Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces with tiled splashbacks. Fitted oven. Four ring electric hob with filter/extractor hood over. Single drainer sink unit with mixer tap. Plumbing and space for washing machine. Space for fridge (included in sale). Upright storage cupboard. uPVC double glazed window to rear aspect. uPVC double glazed door provides access to conservatory.

From lounge/dining room, double glazed sliding patio door leads to:

CONSERVATORY

17'6" (5.33m) x 6'6" (1.98m). With dwarf wall. Power and light. Electric wall heater. uPVC double glazed windows and door providing access and outlook to rear garden. Obscure glazed door leads to:

UTILITY ROOM

7'8" (2.30m) x 4'10" (1.47m). Fitted roll edge work surface. Appliance space. Space for upright fridge freezer. Eye level storage cupboard. uPVC double glazed window and door providing access and outlook to rear garden. Sliding door leads to garage.

FIRST FLOOR LANDING

Access to roof space. Smoke alarm. Storage cupboard housing combination boiler serving central heating and hot water supply. uPVC double glazed window to side aspect. Door to:

BEDROOM 1

12'0" (3.66m) x 10'2" (3.10m). Radiator. Range of built in bedroom furniture consisting large triple wardrobe with mirror fronted doors, adjoining dressing table with seven drawers, fitted shelving and two matching bedside units. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

12'0" (3.66m) x 9'10" (3.0m). Radiator. Range of built in bedroom furniture consisting two triple wardrobes, one double wardrobe, three drawer chest with storage cupboard and shelf over. Two matching bedside units. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area, parts of Exeter and beyond.

From first floor landing, door to:

BEDROOM 3

7'2" (2.18m) x 9'2" (2.79m) maximum reducing to 6'2" (1.88m). Radiator. Built in storage cupboard/wardrobe. uPVC double glazed window to front aspect.

From first floor landing, door to:

BATHROOM

8'0" (2.44m) x 7'2" (2.18m) maximum. A spacious bathroom comprising panelled bath with mixer tap, fitted electric shower unit over and glass shower screen. Wash hand basin with mixer tap. Low level WC. Tiled wall surround. Radiator. Large fitted mirror. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is an attractive brick paved private driveway in turn providing access to:

GARAGE

16'4" (4.98m) x 7'10" (2.39m). With power and light. Up and over door providing vehicle access. Rear courtesy door provides access to utility room.

The front garden consists of a shaped section of garden laid to decorative stone chippings for ease of maintenance and providing additional off road parking. Surrounding hedgerow with maturing Palm. Dividing paved pathway leads to the front door.

The rear garden consists of a paved patio leading to a neat shaped area of level lawn with surrounding flower/shrub beds stocked with a variety of maturing shrubs, plants and natural hedgerow. Greenhouse. The rear garden enjoys a high degree of privacy and is enclosed to all sides.

TENURE

Freehold

DIRECTIONS

Proceeding out of Exeter down Heavitree Fore Street continue down into East Wonford Hill and at the traffic light junction turn right into Rifford Road, proceed along taking the 2nd left into Woodwater Lane. Continue passing the convenience store and take the next right into Carlton Road 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.

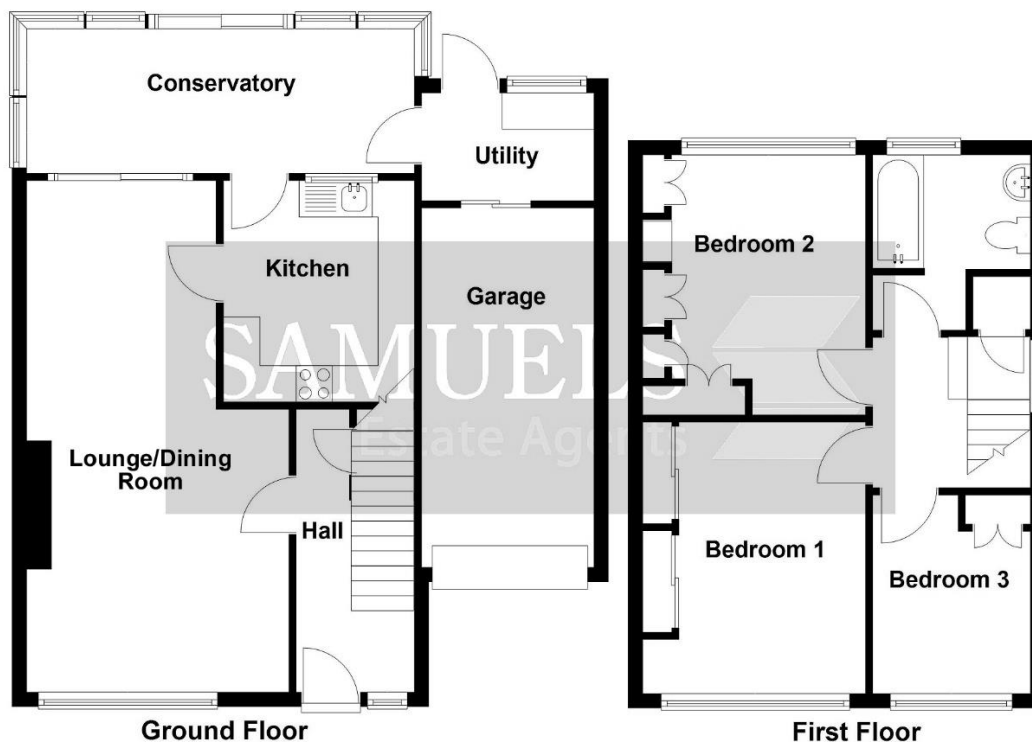
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0224/8572/AV



Total area: approx. 104.7 sq. metres (1126.6 sq. feet)

Floor plan for illustration purposes only – not to scale



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