



**19 ETONHURST CLOSE  
CLYST HEATH  
EXETER  
EX2 7QZ**



**£300,000 FREEHOLD**



**A well proportioned three storey town house situated within this highly sought after residential location providing great access to local amenities, major link roads and Digby railway station. Well presented accommodation arranged over three floors. Three good size bedrooms. Light and spacious first floor sitting room. Kitchen/dining room. Utility room. Ground floor shower/cloakroom. Family bathroom. Gas central heating. uPVC double glazing. Private driveway. Integral garage. Delightful enclosed rear garden enjoying southerly aspect. A great family home. No chain viewing recommended.**

## **ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)**

Covered entrance with courtesy light. Front door, with inset obscure double glazed panels, leads to:

### **RECEPTION HALL**

Radiator. Stairs rising to first floor. Smoke alarm. Door to integral garage. Understair recess. Door to:

### **SHOWER ROOM/CLOAKROOM**

Comprising tiled shower enclosure with fitted electric shower unit. Wall hung wash hand basin with tiled splashback. Low level WC. Radiator. Extractor fan.

From reception hall, door to:

### **UTILITY ROOM**

6'6" (1.98m) x 5'10" (1.78m). Single drainer sink unit set within marble effect roll edge work surface, tiled splashback and base cupboards under. Plumbing and space for washing machine. Radiator. Extractor fan. uPVC double glazed door provides access and outlook to rear garden.

From reception hall, door to:

### **BEDROOM 3**

11'10" (3.61m) x 8'0" (2.44m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

### **FIRST FLOOR LANDING**

Radiator. Stairs rising to second floor. Smoke alarm. uPVC double glazed window to front aspect. Door to:

### **SITTING ROOM**

14'4" (4.37m) x 12'0" (3.66m) maximum reducing to 9'2" (2.79m). Radiator. Television aerial point. Telephone point. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed double opening doors, with Juliet balcony, to rear aspect again with outlook over rear garden.

From first floor landing, door to:

### **KITCHEN/DINING ROOM**

15'8" (4.78m) x 8'0" (2.44m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. 1½ bowl sink unit with single drainer and mixer tap. Fitted electric oven with four ring gas hob with filter/extractor hood over. Dishwasher (included in sale). Upright storage cupboard. Space for upright fridge freezer. Wall mounted boiler serving central heating and hot water supply. Ample space for table and chairs. Radiator. uPVC double glazed window to front aspect.

### **SECOND FLOOR LANDING**

Smoke alarm. Access to roof space. Radiator. Door to:

### **BEDROOM 1**

14'4" (4.37m) maximum into wardrobe space x 9'10" (3.0m). Radiator. Television aerial point. Telephone point. Deep built in triple wardrobe. uPVC double glazed window to front aspect with outlook over neighbouring area and beyond.

From second floor landing, door to:

### **BEDROOM 2**

12'10" (3.91m) x 7'8" (2.30m). Radiator. uPVC double glazed window to rear aspect with outlook over neighbouring area and beyond.

From second floor landing, door to:

### **BATHROOM**

9'0" (2.74m) maximum x 6'4" (1.93m). A matching suite comprising panelled bath with fitted mains shower unit over, glass shower screen and tiled splashback. Low level WC. Wash hand basin with tiled splashback. Radiator. Shaver point. Extractor fan. Deep airing cupboard, with fitted shelf, housing lagged hot water cylinder. Obscure uPVC double glazed window to rear aspect.

### **OUTSIDE**

To the front of the property is an area of open plan lawn with pathway leading to the front door. Dividing private driveway providing parking for vehicles in turn providing access to:

### **INTEGRAL GARAGE**

15'8" (4.78m) x 7'10" (2.39m). Up and over door providing vehicle access. Power and light. Internal door to reception hall.

The rear garden enjoys a southerly aspect whilst consists of a paved patio and outside light. Area of lawn. To the lower end of the garden is a raised timber decked terrace and chipped bark shrub bed. The rear garden is enclosed to all sides.

### **TENURE**

FREEHOLD

### **MATERIAL INFORMATION**

Construction Type: To be confirmed

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Mining: No risk from mining

Council Tax: Band D (Exeter)

## DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout taking the 1<sup>st</sup> exit onto Rydon Lane. Proceed straight head, passing Pynes Hill Business Park on the left hand side, and at the next set of traffic lights turn right down into Russell Way. At the roundabout take the 1<sup>st</sup> exit into Digby Drive then 1<sup>st</sup> right into Etonhurst Close. Continue into the cul-de-sac and proceed around turning left at the junction and the property in question will be found towards the end of the cul-de-sac.

## 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 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/0326/9164/AV



Total Floor Area - 1085 sq.ft. (100.8 sq.m.) approx



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		