



PROOF COPY

**PAMELA ROAD
HEAVITREE
EXETER
EX1 2UF**



£360,000 FREEHOLD



AN OPPORTUNITY TO ACQUIRE A FABULOUS CHARACTERFUL BAY FRONTED END OF TERRACE FAMILY HOME*PRESENTED IN SUPERB DECORATIVE ORDER THROUGHOUT*THREE BEDROOMS*CONVERTED ATTIC/STUDIO ROOM*REFITTED TRADITIONAL STYLE BATHROOM*RECEPTION HALL*SPACIOUS SITTING ROOM WITH WOOD BURNING STOVE*WELL PROPORTIONED DINING ROOM*REFITTED SHAKER STYLE KITCHEN*REAR LOBBY WITH UTILITY CUPBOARD AND CLOAKROOM*GAS CENTRAL HEATING*UPVC DOUBLE GLAZING*MANY CHARACTERISTIC FEATURES*ENCLOSED LEVEL REAR GARDEN*GOOD SIZE GARAGE WITH ADDITIONAL PRIVATE HARD STANDING*SOUGHT AFTER RESIDENTIAL LOCATION CONVENIENT TO LOCAL AMENITIES AND EXETER CITY CENTRE*A MUST SEE PROPERTY*VIEWING HIGHLY RECOMMENDED

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Attractive wood effect uPVC double glazed front door, with obscure uPVC double glazed panelled surround, leads to:

RECEPTION HALL

Exposed wood flooring. Stairs rising to first floor. Traditional style radiator. Telephone point. Smoke alarm. Understair storage cupboard, with electric light, housing consumer unit, electric and gas meters. Stripped wood door leads to:

SITTING ROOM

14'5" (4.39m) into bay x 14'4" (4.37m) into recess. A spacious light and airy room with exposed brick fireplace, tiled floor, inset wood burning stove, wood surround and mantle over. Television aerial point. Traditional style radiator. Picture rail. uPVC double glazed bay window to front aspect.

From reception hall, stripped wood door leads to:

DINING ROOM

13'0" (3.96m) x 11'6" (3.51m) into recess. Again a spacious room with exposed wood flooring. Exposed brick fireplace with tiled hearth, inset grate providing real open fire, wood surround and mantle over. Traditional style radiator. Picture rail. uPVC double glazed double opening French doors providing access and outlook to rear garden.

From reception hall, doorway opens to:

KITCHEN

9'6" (2.90m) x 8'8" (2.64m). A modern shaker style kitchen comprising a range of matching base, drawer and eye level cupboards. Wood work surfaces with decorative tiled splashback. Belfast style sink with traditional style mixer tap. Fitted oven. Four ring gas hob with filter/extractor hood over. Integrated upright fridge freezer. Integrated dishwasher. Exposed wood flooring. uPVC double glazed window to rear aspect with outlook over rear garden. Doorway opens to:

WALK IN LARDER CUPBOARD

With fitted shelving. Electric light. Exposed wood flooring. Window to side aspect.

From kitchen, stripped wood glass panelled door leads to:

REAR LOBBY

Radiator. Wall light point. uPVC double glazed window to side aspect with outlook over rear garden. uPVC double glazed door providing access and outlook to rear garden. Door to:

UTILITY CUPBOARD

Plumbing and space for washing machine. Double power point. Wall mounted combination boiler serving central heating and hot water supply.

From rear lobby, door to:

CLOAKROOM

Low level WC. Obscure glazed window to side aspect.

FIRST FLOOR LANDING

Smoke alarm. Stairs rising to second floor. Stripped wood door leads to:

BEDROOM 1

14'4" (4.37m) into bay x 11'6" (3.51m) into recess. Exposed wood flooring. Tiled hearth. Traditional style radiator. Picture rail. uPVC double glazed bay window to front aspect.

From first floor landing, stripped wood door leads to:

BEDROOM 2

13'0" (3.96m) x 11'5" (3.48m) into recess. Exposed wood flooring. Traditional style radiator. Picture rail. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area and beyond.

From first floor landing, stripped wood door leads to:

BEDROOM 3

8'10" (2.69m) x 7'8" (2.30m). Exposed wood flooring. Traditional style radiator. Picture rail. uPVC double glazed window to front aspect.

From first floor landing, stripped wood door, with inset smoked glass panels, leads to:

BATHROOM

8'10" (2.69m) x 6'0" (1.83m). A refitted luxury traditional style bathroom comprising free standing roll top bath with claw feet. Traditional style wash hand basin. High level WC. Separate tiled shower cubicle with fitted shower unit. Tiled floor. Part tiled wall surround. Traditional style heated towel rail. Inset LED spotlights to ceiling. Extractor fan. Two Obscure uPVC double glazed windows to rear aspect.

From first floor landing stairs lead to:

SECOND FLOOR

CONVERTED ATTIC/STUDIO ROOM

18'10" (5.74m) x 11'2" (3.40m) (sloped ceilings). Access point to eaves/storage space. Inset LED spotlights to ceiling. Double glazed Velux style windows to both front and rear aspects.

OUTSIDE

To the front of the property is an attractive walled garden consisting of a neat shaped area of lawn with surrounding shrub borders well stocked with a variety of maturing shrubs, plants and bushes. Pillared entrance with wrought iron gate and pathway that leads to the front door, with courtesy light. To the left side elevation of the property is an adjoining lean to storage shed measuring approximately 26'0" (7.92m) in length with doors to both front and rear aspects with the rear door providing access to the rear garden.

The rear garden is a particular feature of the property and consists of an attractive brick paved patio with water tap. Storage shed/bike store with adjoining part covered wood store. Two neat shaped areas of level lawn with side shrub beds stocked with a variety of maturing shrubs, plants and flowers. Attractive paved dividing pathway leads to the lower end of the garden providing access to:

GARAGE

17'6" (5.33m) x 12'8" (3.86m). A good size detached garage with pitched roof and up and over door providing vehicle access.

Also to the lower end of the garden is a private off road parking space for one vehicle with access gained by double gates. Access to both the garage and hardstanding is from the side service lane.

**TENURE
FREEHOLD**

VIEWING

Strictly by appointment with the Vendors Agents.

**SAMUELS ESTATE AGENTS, 38 LONGBROOK STREET, EXETER, EX4 6AE
TELEPHONE 01392 494999 - FACSIMILE 01392 496699**

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 investigations 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 investigate 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/0817/6557/AV



Floor plan for illustration purposes only – not to scale

Energy Performance Certificate 


Pamela Road, EXETER, EX1 2UF

Dwelling type: End-terrace house
 Date of assessment: 14 August 2017
 Date of certificate: 14 August 2017
 Reference number: 8023-7628-3980-6174-8992
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 122 m²

Use this document to:

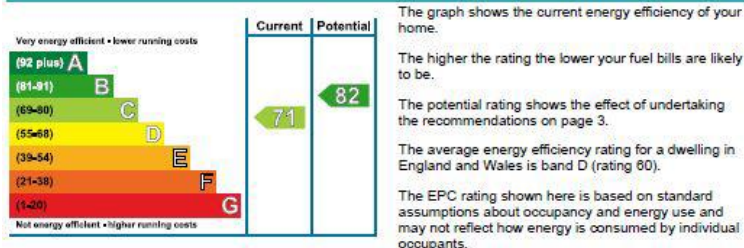
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,406
Over 3 years you could save	£ 288




Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 278 over 3 years	£ 219 over 3 years	
Heating	£ 1,773 over 3 years	£ 1,641 over 3 years	
Hot Water	£ 357 over 3 years	£ 258 over 3 years	
Totals	£ 2,406	£ 2,118	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (suspended floor)	£800 - £1,200	£ 141	
2 Low energy lighting for all fixed outlets	£20	£ 51	
3 Solar water heating	£4,000 - £6,000	£ 102	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

