



**PROOF COPY**

**11 GITTISHAM CLOSE  
BARTON GRANGE  
EXETER  
EX1 3UL**



**£240,000 FREEHOLD**



**\*A MODERN SEMI DETACHED FAMILY HOME\* OCCUPYING A DELIGHTFUL CUL-DE-SAC POSITION\* THREE BEDROOMS\* FIRST FLOOR BATHROOM\* RECEPTION HALL\* SITTING ROOM\* SEPARATE DINING ROOM\* KITCHEN\* GAS CENTRAL HEATING\* DOUBLE GLAZING\* PRIVATE DRIVEWAY\* GARAGE\* ENCLOSED REAR GARDEN\* POPULAR RESIDENTIAL DEVELOPMENT PROVIDING GOOD ACCESS TO MAJOR LINK ROADS, SOWTON INDUSTRIAL ESTATE, MET OFFICE AND EXETER AIRPORT\* NO ONWARD CHAIN\* VIEWING HIGHLY RECOMMENDED\***

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

### **CANOPY ENTRANCE**

Front door with inset obscure double glazed glass panels leads to:

### **RECEPTION HALL**

Radiator. Two telephone points. Stairs rising to first floor. Electric consumer unit. Glass panel door leads to:

### **SITTING ROOM**

16'6" into bay x 11' 8". Radiator. Television aerial point. Smoke alarm. Double glazed bay window to front aspect. Glass panel door leads to:

### **DINING ROOM**

10'4" x 7'6". Radiator. Understair storage cupboard. uPVC double glazed doors providing access and outlook to rear garden. Feature archway opens to:

### **KITCHEN**

10'2" x 7'2" Comprising of matching base, draw and eyelevel cupboards. Wood effect roll edge work surfaces with tiled splashbacks. Single drainer sink unit with mixer tap. Fitted oven and grill. Filter/extractor over. Integrated fridge freezer. Plumbing and space for washing machine. Wall mounted boiler serving heating and hot water supply. Double glazed window to rear aspect with outlook over rear garden.

### **FIRST FLOOR LANDING**

Access to roof space. Smoke alarm. Airing/linen cupboard with fitted shelving and radiator. Door to:

### **BEDROOM 1**

11'10" excluding wardrobe space x 8'5". Television aerial point. Radiator. Built in double wardrobe. Double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 2**

11'2" excluding wardrobe space x 8'4" max. Radiator. Built in double wardrobe. Double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BEDROOM 3**

8'4" excluding wardrobe space x 6'6". Radiator. Built in double wardrobe. Double glazed window to front aspect.

From first floor landing, door to:

### **BATHROOM**

A matching suit comprising panel bath. Tiled splashback. Low level WC. Wash hand basin. Mixer tap. Tiled splashback. Radiator. Extractor fan. Obscure double glazed window to rear aspect.

### **OUTSIDE**

To the front of the property is an area of open plan lawn with pathway that leads to front door. To the left side elevation is a double width paved pathway which can provide further parking if required. Attractive block paved driveway provides further parking in turn providing access to:

### **GARAGE**

Up and over door providing vehicle access. Side courtesy door provides access to rear garden.

From the side pathway a gate provides access to the rear garden which enjoys a south westerly aspect whilst consisting of a paved patio. Outside light. Water tap. Further section of garden mostly laid to decorative stone chippings for ease of maintenance. Inset shrub beds. The rear garden is enclosed to all side.

### **TENURE FREEHOLD**

### **DIRECTIONS**

Proceeding out of Exeter down Heavitree Fore Street continue down passing the parade of shops and petrol filling station. At the next set of traffic lights proceed straight ahead down into East Wonford Hill. At the next set of traffic lights bear left and continue straight ahead into Honiton Road and just before the next set of traffic lights bear left again a continuation of Honiton Road and continue along and under the bridge. At the roundabout take the 1<sup>st</sup> exit left into Barton Grange and continue down taking the 2<sup>nd</sup> left into Gittisham Close where the property in question will be found a short way along on the right hand side.

## **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/1017/6580/AV**



Floor plan for illustration purposes only – not to scale

**Energy Performance Certificate** 


11, Gittisham Close, EXETER, EX1 3UL

Dwelling type: Semi-detached house Reference number: 0068-3928-7280-5143-3934  
 Date of assessment: 06 October 2017 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 06 October 2017 Total floor area: 72 m<sup>2</sup>

**Use this document to:**

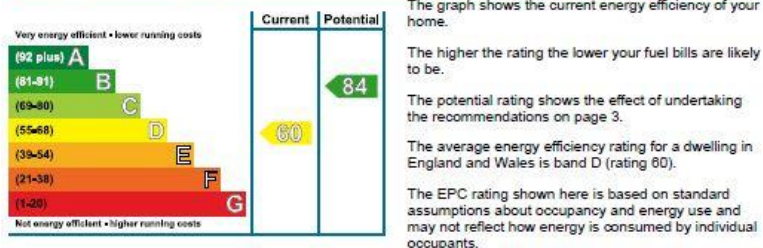
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

|  |                |
|--|----------------|
| <b>Estimated energy costs of dwelling for 3 years:</b> | <b>£ 2,409</b> |
| <b>Over 3 years you could save</b>                     | <b>£ 801</b>   |




| Estimated energy costs of this home |                      |                      |   |
|-------------------------------------|----------------------|----------------------|---|
|                                     | Current costs        | Potential costs      | Potential future savings  |
| Lighting                            | £ 237 over 3 years   | £ 153 over 3 years   |  |
| Heating                             | £ 1,842 over 3 years | £ 1,263 over 3 years |   |
| Hot Water                           | £ 330 over 3 years   | £ 192 over 3 years   |   |
| <b>Totals</b>                       | <b>£ 2,409</b>       | <b>£ 1,608</b>       |   |

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 ookers, 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 Increase loft insulation to 270 mm        | £100 - £350     | £ 114                        |  |
| 2 Floor insulation (solid floor)            | £4,000 - £6,000 | £ 150                        |  |
| 3 Low energy lighting for all fixed outlets | £25             | £ 69                         |  |

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](http://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.

