



PROOF COPY

**BROOKWAY
WHIPTON
EXETER
EX1 3JJ**



£210,000 FREEHOLD



A WELL PRESENTED END TERRACED FAMILY HOME*GOOD SIZE ENCLOSED LAWNED REAR GARDEN MEASURING APPROXIMATELY 70FT (21M) IN LENGTH*GOOD DECORATIVE ORDER THROUGHOUT*THREE BEDROOMS*FIRST FLOOR BATHROOM*RECEPTION HALL*SITTING ROOM*SEPARATE DINING ROOM*KITCHEN*UPVC DOUBLE GLAZING*PART GAS CENTRAL HEATING*POPULAR RESIDENTIAL LOCATION CONVENIENT TO LOCAL AMENITIES*GOOD ACCESS TO EXETER CITY CENTRE*IDEAL FAMILY HOME*VIEWING STRONGLY RECOMMENDED

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

uPVC double glazed front door with obscure uPVC double glazed glass side panels lead to:

RECEPTION HALL

Radiator. Cloak hanging space. Two telephone points. Stairs rising to first floor. Glass panel door leads to:

SITTING ROOM

17'10" (5.44m) x 11'2" (3.40m). A spacious light and airy room with marble effect fireplace. Raised hearth with inset living flame effect electric fire. Radiator. Television aerial point. Coved ceiling. uPVC double glazed window to front aspect. uPVC double glazed sliding patio door providing access and outlook to rear garden. Feature archway opens to:

DINING ROOM

10'10" (3.30m) x 11'6" (3.51m). Coved ceiling. Airing/linen cupboard with fitted shelving and radiator. uPVC double glazed window to rear aspect with outlook over rear garden. Part obscure uPVC double glazed door providing access to rear garden. Glass Panel door leads to:

KITCHEN

8'4" (2.54m) x 6'6" (1.98m). Comprising a range of matching base, draw and eye level matching cupboards with roll edge work surfaces. Tiled splashbacks. Single drainer sink unit with mixer tap. Free standing double oven with electric hob included in sale. Extractor hood over. Plumbing and space for washing machine. Deep understair storage cupboard with fitted shelving leading to additional storage cupboard housing meters. uPVC double glazed window to front aspect.

FIRST FLOOR LANDING

Smoke alarm. Access to roof space. Storage cupboard housing combination boiler serving heating and hot water supply. Door to:

BEDROOM 1

11'2" (3.40m) x 11'5" (3.48m). Deep built in cupboard/wardrobe. Television point. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

12'2" (3.71m) x 8'4" (2.54m) Built in cupboard/wardrobe. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 3

11' (3.35m) x 6'2" (1.88m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BATHROOM

9' (2.74m) x 5'5" (1.65m). A matching suit comprising wood panel bath. Tiled splashback. Fitted shower unit over. Glass shower screen. Wash hand basin with traditional style mixer tap. Low level WC. Radiator. Tiled wall surround. Extractor fan. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is an enclosed area of garden mostly laid to stone chippings for ease of maintenance. A shared pathway with private pillared entrance and gate provides access to front door. To the left side elevation is a paved pathway in turn providing access to the rear garden. This is a particular feature of the property measuring approximately 70ft in length whilst consisting of a blocked paved patio. Area of garden laid to stone chippings for ease of maintenance. Neatly shaped area of level lawn. Shrub bed. Dividing pathway leads to an extensive timber decked terrace whilst to the lower end of the garden is an additional paved patio. The rear garden is enclosed to all sides.

TENURE FREEHOLD

VIEWING

Strictly by appointment with the Vendors Agents.

SAMUELS ESTATE AGENTS, 38 LONGBROOK STREET, EXETER, EX4 6AE

TELEPHONE :01392 494999

EMAIL: info@samuelsagents.co.uk

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.

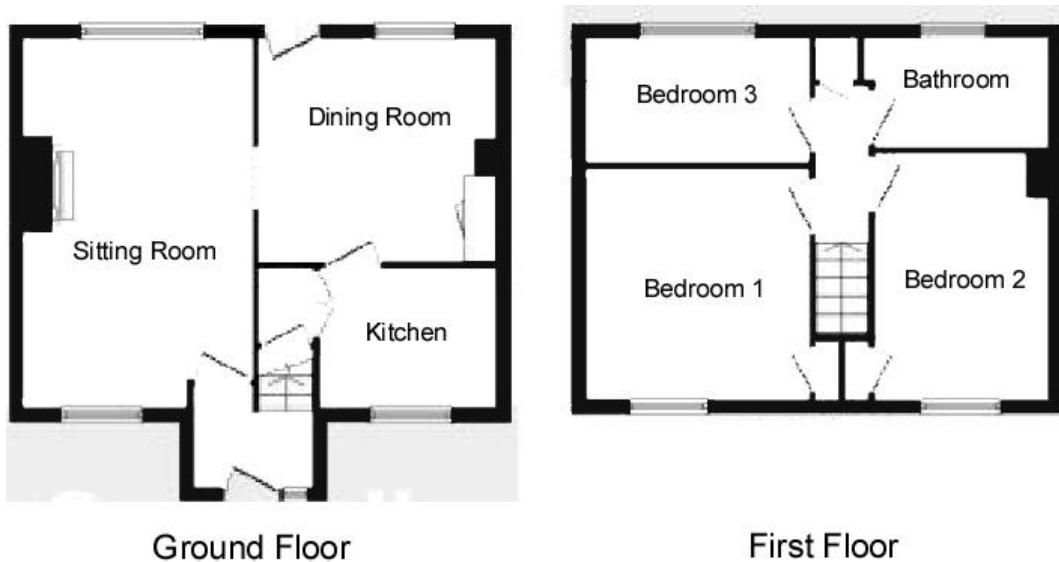
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1017/6581/AV



Floor plan for illustration purposes only – not to scale

Energy Performance Certificate



Brookway, EXETER, EX1 3JJ

Dwelling type: End-terrace house Reference number: 8466-7527-4720-3344-3922
 Date of assessment: 24 March 2016 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 24 March 2016 Total floor area: 78 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

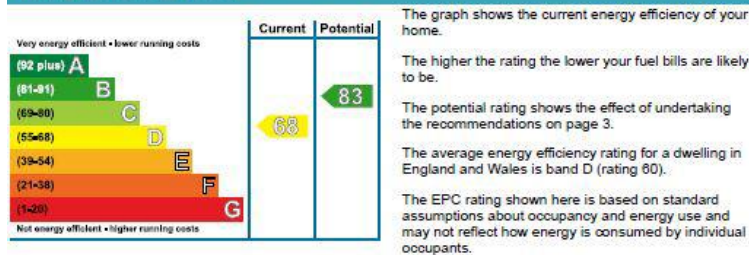
Estimated energy costs of dwelling for 3 years:	£ 2,106
Over 3 years you could save	£ 330

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 258 over 3 years	£ 158 over 3 years	
Heating	£ 1,548 over 3 years	£ 1,422 over 3 years	
Hot Water	£ 300 over 3 years	£ 198 over 3 years	
Totals	£ 2,106	£ 1,776	

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 (solid floor)	£4,000 - £6,000	£ 141	✓
2 Low energy lighting for all fixed outlets	£35	£ 84	✓
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.

