



**82 MYRTLEBURY WAY
HILL BARTON VALE
EXETER
EX1 3GA**

PROOF COPY



£290,000 FREEHOLD



A stylish modern semi detached family home located within this popular development providing good access to local amenities and major link roads. Presented in superb decorative order throughout. Three bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Ground floor cloakroom. Sitting room. Spacious modern kitchen/dining room. Good size south facing rear garden. Private allocated parking for two vehicles. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Canopy entrance. Front door leads to:

RECEPTION HALL

Radiator. Electric consumer unit. Cloak hanging space. Thermostat control panel. Smoke alarm. Door to:

CLOAKROOM

A modern matching white suite comprising low level WC. Wash hand basin with tiled splashback. Radiator. Obscure uPVC double glazed window to front aspect.

From reception hall, door to:

SITTING ROOM

14'4"(4.37m) x 12'5" (3.78m) maximum. A spacious room. Radiator. Telephone point. Television aerial point. Deep understair storage cupboard with double power point. uPVC double glazed window to front aspect. Door leads to:

KITCHEN/DINING ROOM

15'8" (4.78m) x 8'10" (2.69m). A light and spacious modern kitchen fitted with a range of white gloss fronted base, drawer and eye level cupboards. Wood effect roll edge work surfaces with tiled splashback. Single drainer sink unit with mixer tap. Fitted oven. Four ring electric hob with filter/extractor hood over. Integrated washing machine. Integrated dishwasher. Space for upright fridge freezer. Space for table and chairs. Radiator. Insert LED spotlights to ceiling. Cupboard housing heat exchanger. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed double opening doors providing access and outlook to rear garden.

FIRST FLOOR LANDING

Smoke alarm. Access to eaves/storage space. Door to:

BEDROOM 1

12'5" (3.78m) excluding wardrobe space x 9'8" (2.95m) maximum. Radiator. Thermostat control panel. Deep built in cupboard/wardrobe. uPVC double glazed window to front aspect. Door to:

ENSUITE SHOWER ROOM

A modern matching white suite comprising tiled shower enclosure with fitted mains shower unit. Low level WC. Wash hand basin with tiled splashback. Radiator. Extractor fan. Obscure uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

9'0" (2.74m) x 7'6" (2.29m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 3

7'6" (2.29m) x 6'5" (1.96m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BATHROOM

6'10" (2.08m) x 5'6" (1.68m). A modern matching white suite comprising panelled bath with tiled splashback. Wash hand basin with tiled splashback. Low level WC. Radiator. uPVC double glazed window to side aspect.

OUTSIDE

To the front of the property is an enclosed area of garden laid to decorative chipped slate for ease of maintenance. Pathway leads to the front door. To the right side elevation is an area of garden. Side gate and pathway provide access to the rear garden, which is a particular feature of the property, enjoying a southerly aspect whilst consisting of a good size paved patio with outside light and water tap. Opening to a neat shaped area of level lawn. Timber shed. Enclosed to all sides. The property benefits from two private allocated parking spaces one of which is directly in front and the other is situated in a communal car park close by.

TENURE FREEHOLD

DIRECTIONS

Proceeding out of Exeter along Pinhoe Road continue to the traffic light junction by Sainsburys and turn right onto Hill Barton Road. Continue along and at the mini roundabout take the 1st turning left into Hill Barton Vale and at the 'T' junction turn right down into Myrtlebury Way. Proceed down 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.

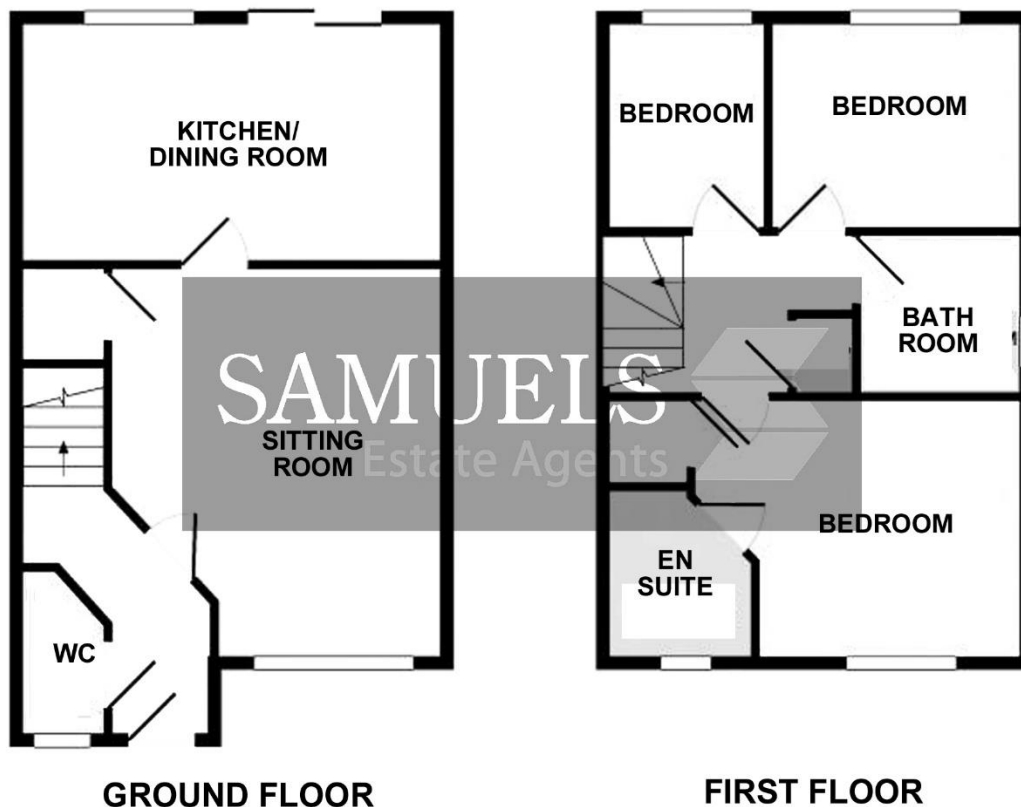
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0822/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		