



**3 MARYLANDS  
WHITESTONE  
NEAR EXETER  
EX4 2JS**



**£300,000 FREEHOLD**



An opportunity to acquire a deceptively spacious semi detached house located within this popular village location on the outskirts of Exeter. Three good size bedrooms. Spacious first floor modern bathroom. Reception hall. Sitting room. Separate dining room. Kitchen. uPVC double glazing. Oil fired central heating. Front garden. Small enclosed rear garden. Private driveway. Garage. No chain. Viewing highly recommended.

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

Composite front door, with inset obscure double glazed panel, leads to:

### **RECEPTION HALL**

A spacious hallway. Quality laminate wood effect flooring. Radiator. Stairs rising to first floor. Understairs recess. Telephone point. Feature high ceiling. uPVC double glazed window to front aspect. Door to:

### **SITTING ROOM**

14'8" (4.47m) x 11'4" (3.45m). A light and spacious room. Radiator. Fireplace with inset wood burning stove, raised hearth, fire surround and mantel over. Television aerial point. Telephone point. Three wall light points. uPVC double glazed window to front aspect. uPVC double glazed sliding patio door providing access and outlook to rear garden.

From reception hall, door to:

### **CLOAKROOM**

A modern matching white suite comprising low level WC. Wash hand basin with modern style mixer tap. Quality laminate wood effect flooring. Extractor fan.

From reception hall, door to:

### **DINING ROOM**

14'10" (4.52m) x 9'8" (2.95m). Radiator. Two wall light points. Telephone point. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed door provides access to rear garden.

From reception hall, door to:

### **KITCHEN**

13'0" (3.96m) x 8'6" (2.59m). Fitted with a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces and tiled splashback. Fitted double oven/grill. Four ring induction hob with filter/extractor hood over. Single drainer sink unit with mixer tap. Plumbing and space for washing machine. Space for upright fridge freezer. Upright storage cupboard. Further appliance space. Quality laminate wood effect flooring. Serving hatch to dining room. uPVC double glazed window to front aspect.

### **FIRST FLOOR LANDING**

Smoke alarm. Access to roof space. Airing cupboard, with fitted shelving, housing lagged hot water cylinder. Door to:

### **BEDROOM 1**

14'10" (4.52m) x 11'6" (3.51m) (part sloped ceiling). Radiator. uPVC double glazed window to rear aspect. uPVC double glazed window to front aspect offering fine outlook over neighbouring area and countryside beyond.

From first floor landing, door to:

### **BEDROOM 2**

14'8" (4.47m) x 8'10" (2.69m) excluding door recess (part sloped ceiling). Radiator. uPVC double glazed window to rear aspect. uPVC double glazed window to front aspect again with outlook over neighbouring area, adjoining countryside and beyond.

From first floor landing, door to:

### **BEDROOM 3**

11'6" (3.51m) x 9'10" (3.0m) (part sloped ceiling). Radiator. Television aerial point. Deep built in cupboard/wardrobe. uPVC double glazed window to rear aspect.

From first floor landing, door to:

### **SHOWER ROOM**

9'10" (3.0m) x 8'6" (2.59m). A refitted modern matching white suite comprising good size tiled shower tray incorporating drying area, toughened glass shower screen and fitted electric shower unit including separate shower attachment. Wash hand basin set in vanity unit with modern style mixer tap and drawer space beneath. Low level WC. Part tiled walls. Quality laminate wood effect flooring. Heated towel rail. Extractor fan. Double glazed Velux window to side aspect with outlook over neighbouring area and beyond.

### **OUTSIDE**

To the front of the property is an area of lawned garden with various maturing shrubs, plants and trees. A pathway leads to the front door with paved patio and outside light. A side gate provides access to the rear garden. To the left side elevation is a block paved driveway providing parking for one vehicle in turn providing access to:

## GARAGE

15'4" (4.67m) x 8'6" (2.59m). Electric light. Housing electric consumer unit and meter. UP and over door. Rear courtesy door provides access to the rear garden.

The rear garden provides a high degree of privacy whilst consisting of a paved patio which runs the full width of the property. Outside light. Retaining wall with raised shrub bed stocked with a variety of maturing shrubs, plants and bushes.

## TENURE FREEHOLD

## DIRECTIONS

Proceeding out of Exeter over Exe Bridge take the 3<sup>rd</sup> exit left into Okehampton Street which then connects to Okehampton Road. At the traffic light junction proceed straight ahead up into Redhills, continue to the very top of this road and at the roundabout proceed straight over. Continue on this road for approximately 1.8 miles and the property in question will be found on the left 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.

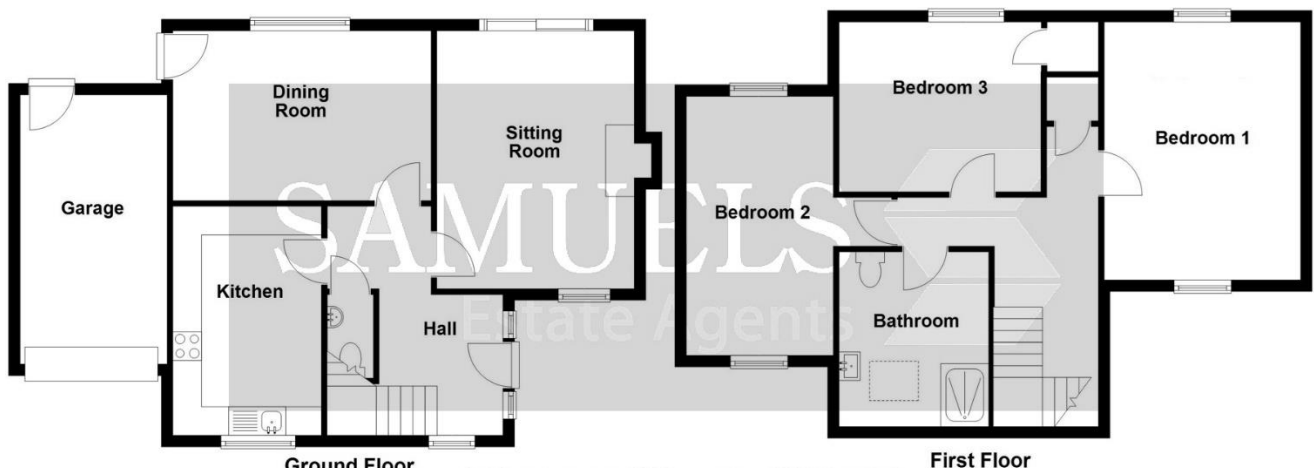
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0224/8568/AV**



Total area: approx. 123.6 sq. metres (1330.4 sq. feet)  
Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		