



**76 MILLER WAY  
EXMINSTER  
NEAR EXETER  
EX6 8TH**

PROOF COPY



**£320,000 FREEHOLD**



**A much improved and extended semi detached family home. Occupying a delightful cul-de-sac position. Spacious living accommodation. Presented in superb decorative order throughout. Three good size bedrooms. First floor refitted modern bathroom. Entrance hall. Modern kitchen. Utility room. Ground floor cloakroom. Spacious sitting room opening to dining room. Front and rear gardens. Driveway leading to garage. Popular village location on the outskirts of Exeter. Good access to major link roads. Viewing highly recommended.**

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

Canopy entrance with courtesy light. Attractive composite door with inset double glazed panels, leads to:

### **RECEPTION HALL**

Laminate oak wood flooring. Radiator. Smoke alarm. LED spotlights to ceiling. Stairs rising to first floor. Door leads to:

### **KITCHEN**

12'2" (3.71m) x 8'6" (2.59m). Fitted with a range of matching wood fronted base, drawer and eye level cupboards with roll edge work surfaces and part tiled splashbacks. Circular bowl single drainer sink unit with modern style mixer tap. Space for upright fridge freezer. Fitted oven. Four ring gas hob with tiled splashback and filter/extractor hood over. Radiator. Inset LED spotlights to ceiling. Plumbing and space for dishwasher. Electric consumer unit. Laminate oak wood flooring. uPVC double glazed window to front aspect with outlook over front garden. Door leads to:

### **UTILITY ROOM**

Plumbing and space for washing machine. Two base cupboards with roll edge work surface. Wall mounted combination boiler serving central heating and hot water supply. Laminate oak wood flooring. uPVC double glazed window to front aspect with outlook over front garden. Obscure uPVC double glazed door providing access to side elevation. Door leads to:

### **CLOAKROOM**

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

From kitchen, part glass panelled wood door leads to:

### **SITTING ROOM**

11'10" (3.61m) x 11'10" (3.61m). Radiator. Laminate oak wood flooring. Understair storage cupboard. Television aerial point. Large square opening to:

### **DINING ROOM**

10'8" (3.25m) maximum x 11'6" (3.51m). Radiator. uPVC double glazed window to side aspect. uPVC double glazed sliding patio door providing access and outlook to rear garden.

### **FIRST FLOOR LANDING**

Access, via pull down ladder, to insulated and part boarded roof space with electric light. Smoke alarm. Inset LED spotlights to ceiling. Door to:

### **BEDROOM 1**

11'6" (3.51m) x 8'8" (2.64m) excluding door recess. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BEDROOM 2**

11'10" (3.61m) maximum x 8'4" (2.54m) excluding door recess. Radiator. Inset LED spotlights to ceiling. uPVC double glazed window to front aspect with outlook over front garden.

From first floor landing, door to:

### **BEDROOM 3**

9'0" (2.74m) x 8'6" (2.59m) maximum. Radiator. Inset LED spotlights to ceiling. uPVC double glazed window to side aspect.

Form first floor landing, door to:

### **BATHROOM**

A refitted modern matching white suite comprising 'P' shaped panelled bath with modern style mixer tap, mains shower unit over and tiled splashback. Low level WC with concealed cistern. Wash hand basin set in vanity unit with cupboard space beneath. Radiator. Extractor fan. Obscure uPVC double glazed window to side aspect.

### **OUTSIDE**

To the front of the property is a driveway providing parking for one vehicle in turn providing access to:

### **GARAGE**

With up and over door providing vehicle access. Power and light. Pitched roof providing additional storage space. Pathway leads to the front door.

The front garden consists of a neat shaped area of lawn with flower / shrub beds and water tap. To the left side elevation is a gravelled pathway with bin store. Access to the rear garden. The rear garden consists of a raised timber decked terrace and neat shaped area of lawn. To the lower end of the garden is a bespoke timber seating area. The rear garden is enclosed by timber panelled fencing to all sides.

### **TENURE**

#### **FREEHOLD**

### **DIRECTIONS**

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout taking the 3rd exit down onto Bridge Road. Continue over the swing bridge and at the next roundabout bear left onto Sannerville Way and continue along taking the 1st right signposted 'Exminster'. Proceed along, under the motorway bridge, and take the 1st right into Reddaway Drive and continue around taking the next right into Miller Way, continue to the top of this road bearing left into the cul-de-sac 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 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.

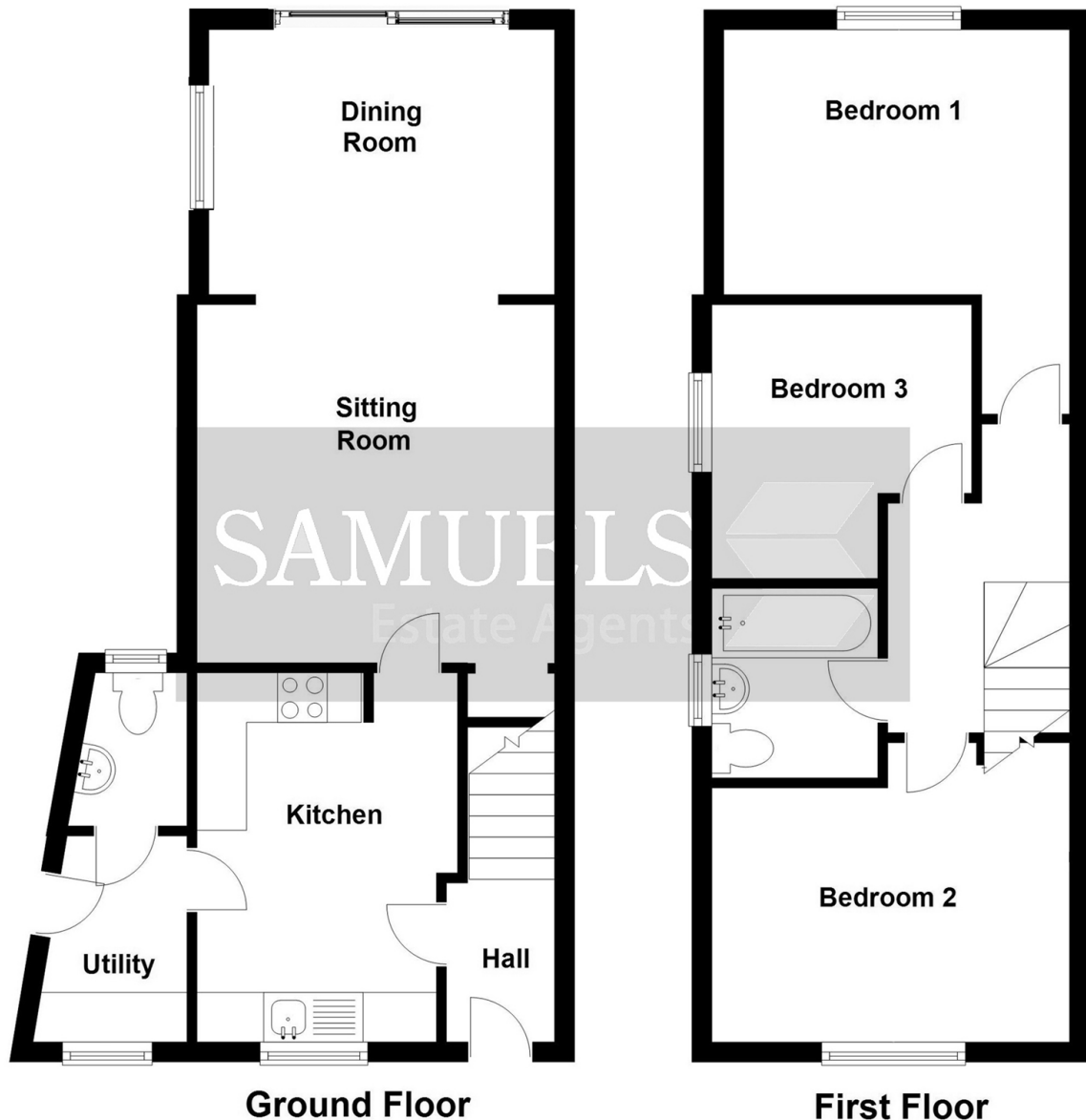
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

**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/0424/8616/AV**



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		