

**32 KNIGHTS CRESCENT
CLYST HEATH
EXETER
EX2 7TG**

PROOF COPY



OFFERS IN THE REGION OF £385,000 FREEHOLD



***A beautifully presented much improved and modernised detached family home located within this highly sought after residential development convenient to local amenities, Digby Railway station and major link roads. Three good sized bedrooms. Refitted En Suite shower room to master bedroom. Refitted modern family bathroom. Reception Hall. Ground floor cloakroom. Light and spacious sitting room. Dining Room. Modern kitchen. uPVC double glazing. Gas central heating. Private driveway with EV Charger. Garage. Enclosed level rear garden. A great family home. Viewing highly recommended. ***

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

FRONT DOOR

Large covered entrance. Courtesy light. Attractive composite door with double glazed glass panels leads to:

RECEPTION HALL

Amtico wood effect flooring. Radiator. Stairs rising to first floor. Understair recess. Smoke alarm. Door to:

CLOAKROOM

A modern matching white suite comprising low level WC. Wall hung hand basin. Tiled splashback. Radiator. Cloak hanging space. Amtico wood effect flooring. Electric consumer unit. Obscure uPVC double glazed window to front aspect.

From reception hall, door to:

SITTING ROOM

17'2" (5.23m) x 10'4" (3.15m). A light and spacious room with marble effect fireplace. Raised hearth. Inset Living flame effect electric fire. Mantel over. Radiator. Television aerial point. uPVC double glazed window to front aspect.

Large square opening to:

DINING ROOM

9'2" (2.79m) x 8'4" (2.54m). Amtico wood effect flooring. Radiator. Glass panelled door leads to Kitchen. Double glazed sliding patio door provides access and outlook to rear garden.

From reception hall, doorway opens to:

KITCHEN

13'0" (3.96m) maximum into door recess reducing to 10'0" (3.05m) x 8'6" (2.59m) maximum. A refitted modern kitchen comprising a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces. Decorative tiled splashbacks. 1 ½ bowl sink unit with traditional style mixer tap. Fitted oven. Four ring gas hob and filter/extractor hood over. Plumbing and space for washing machine. Plumbing and space for dishwasher. Space for upright fridge freezer. Wall mounted concealed boiler serving central heating and hot water supply. Deep larder cupboard with fitted shelving. Amtico wood effect flooring. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect with outlook over rear garden. Double glazed door provides access to rear garden.

FIRST FLOOR

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

BEDROOM 1

11'6" (3.51m) excluding wardrobe space x 10'6" (3.20m). built in triple wardrobe. Radiator. uPVC double glazed window to front aspect. Door leads to:

ENSUITE SHOWER ROOM

A refitted modern matching white suite comprising tiled shower enclosure with fitted mains shower unit with overhead shower and a separate shower attachment. Low level WC with concealed cistern. Wall hung wash hand basin set in vanity unit with drawer space beneath, modern style mixer tap. Tiled floor. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to side aspect.

From first floor landing, door to:

BEDROOM 2

11'0" (3.35m) X 9'0" (2.74m) excluding recess. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 3

7'10" (2.39m) X 7'10" (2.39m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BATHROOM

6'8" (2.03m) x 6'2" (1.88m). A refitted modern matching white suite comprising panelled bath with fitted mains shower unit over. Glass shower screen. Tiled splashback. Wall hung hand basin set within vanity unit with deep drawer space beneath. Modern style mixer tap. Low level WC. Part tiled walls. Shaver point. Heated ladder towel rail. Wood effect tiled flooring. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to front aspect.

OUTSIDE

To the front of the property there is an area of garden leading to decorative chip slate for ease of maintenance. Pathway leads to front door. Double width driveway providing parking for approximately two vehicles (dependant on size). Electric vehicle charger. Access to:

GARAGE

18'0" (5.49m) x 9'6" (2.90m). Up and over door providing vehicle access. Power and light. Pitched roof providing additional storage space. rear courtesy door provides access to:

REAR GARDEN

which is a particular feature of the property consisting of two paved patio areas. Outside lighting. External power points. Water tap. Leading to a neat shaped area of level lawn. Raised flower/shrub beds stocked with a variety with maturing shrubs, plants and flowers. Additional raised curved timber decked terrace. Enclosed to all sides by means of timber panelled fencing and attractive brick walling.

TENURE

FREEHOLD

DIRECTIONS

Proceeding out of Exeter along Topsham Road take the 1st exit left onto Rydon Lane (inner bypass) and proceed straight head, passing Pynes Hill Business Park, and at the next set of traffic lights turn right signposted 'Superstore'. Proceed down and at the roundabout take the 1st exit left into Digby Drive and continue to the bottom of the road turning right and continue around taking the 1st right into Knights Crescent.

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.

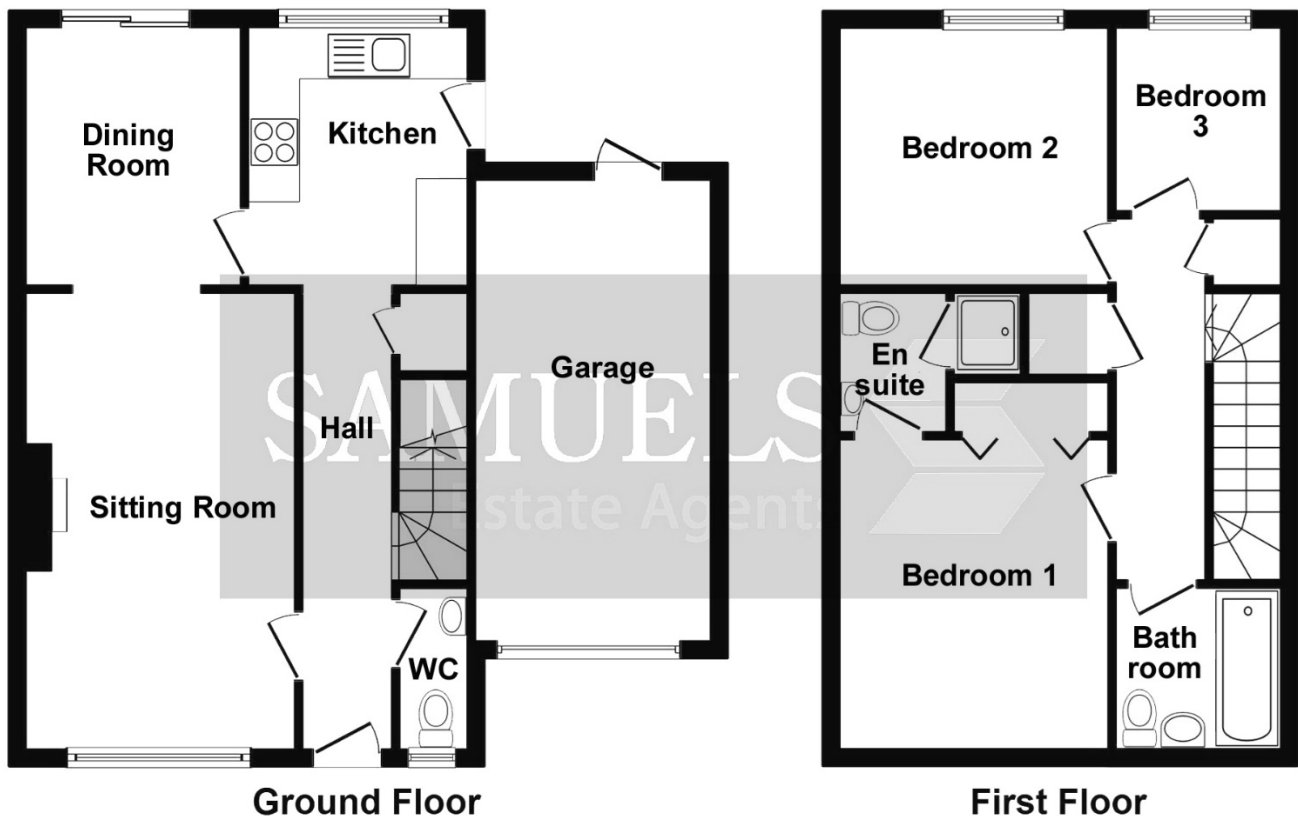
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1023/8504/AV



Total Floor Area 103.0 sq.m. (1,109 sq. ft.) approx

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		