



**6 REDDAWAY DRIVE
EXMINSTER
NEAR EXETER
EX6 8SY**



£385,000 FREEHOLD



A beautifully presented and stylish link detached family home occupying a highly convenient position providing good access to local village amenities and bus service into Exeter city centre. Three bedrooms. First floor modern shower room. Reception hall. Ground floor cloakroom. Spacious sitting room. Well proportioned modern kitchen/dining room. uPVC double glazed conservatory. Private driveway. Garage. Gas central heating. uPVC double glazing. Delightful enclosed landscaped rear garden with detached office/studio room. Popular village on the outskirts of Exeter. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part obscure uPVC double glazed front door to:

RECEPTION HALL

Radiator. Cloaks hanging space. Stairs rising to first floor. Smoke alarm. Telephone point. Electric consumer unit (installed 2022). Door to:

CLOAKROOM

A modern matching white suite comprising low level WC. Wall hung corner wash hand basin with modern style mixer tap and tiled splashback. Radiator. Obscure lead effect uPVC double glazed window to front aspect.

From reception hall, obscure glass panelled door leads to:

SITTING ROOM

16'6" (5.03m) into bay x 15'0" (4.57m) maximum into recess. A well proportioned room. Two radiators. Lead effect uPVC double glazed bay window to front aspect. Large square opening to:

KITCHEN/DINING ROOM

15'0" (4.57m) x 9'10" (3.0m). A refitted modern kitchen fitted with a range of matching white gloss fronted base, drawer and eye level cupboards. Granite effect work surfaces incorporating breakfast bar. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted Bosch double oven/grill. Four ring Bosch gas hob. Integrated Bosch upright fridge freezer. Radiator. Space for table and chairs. Inset LED spotlights to ceiling. Obscure uPVC double glazed door provides access to garage. uPVC double glazed window to rear aspect. uPVC double glazed door provides access to:

CONSERVATORY

14'0" (4.27m) x 7'10" (2.39m). Two radiators. Power and light. uPVC double glazed windows and sliding door providing access and outlook to rear garden.

FIRST FLOOR LANDING

Access, via pull down aluminium ladder, to insulated and part boarded roof space with electric light. Smoke alarm. Linen cupboard with fitted shelving. Door to:

BEDROOM 1

13'0" (3.96m) excluding wardrobe space x 9'6" (2.90m) maximum. Radiator. Built in double wardrobe. Deep built in storage cupboard/wardrobe with fitted shelving and hanging rails. Two lead effect uPVC double glazed windows to front aspect.

From first floor landing, door to:

BEDROOM 2

9'10" (3.0m) x 8'10" (2.69m). Radiator. Lead effect uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 3

9'10" (3.0m) x 6'0" (1.83m). Radiator. Lead effect uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

SHOWER ROOM

A refitted modern matching white suite comprising double width tiled shower tray with toughened glass shower screen and fitted mains shower unit. Wash hand basin with modern style mixer tap. Low level WC. Part tiled walls. Heated ladder towel rail. Obscure lead effect uPVC double glazed window to side aspect.

OUTSIDE

To the front of the property is an area of garden laid to decorative stone chippings and paving for ease of maintenance. Pathway leads to the front door with courtesy light. A private driveway providing parking in turn providing access to:

GARAGE

16'10" (5.13m) x 8'2" (2.49m). Power and light. Pitched roof providing additional storage space. Up and over door providing vehicle access. Utility area with plumbing and space for washing machine, base cupboard and worktop over. Wall mounted boiler serving central heating and hot water supply (Installed 2022). Part Obscure uPVC double glazed door provides access to kitchen/dining room. Part Obscure uPVC double glazed door provides access to the rear garden.

Delightful enclosed landscaped rear garden which is a particular feature of the property enjoying a southerly aspect whilst consisting of an attractive paved patio with water tap. Raised area of garden laid to artificial turf for ease of maintenance. Raised shrub bed. Additional paved patio. Access to:

STUDIO ROOM

13'6" (4.11m) x 7'8" (2.30m). A great insulated room to provide a number of uses and ideal for someone working from home. Power and light. Double glazed windows and double opening doors provide access and outlook to garden.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Mining: No risk from mining

Council Tax: Band D (Teignbridge)

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout and take the 3rd exit left down into Bridge Road. At the next roundabout bear left onto Sannerville Way and proceed along taking the right hand turning signposted 'Exminster' and continue under the motorway bridge taking the right hand turning into Reddaway Drive. Continue 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 checks 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.

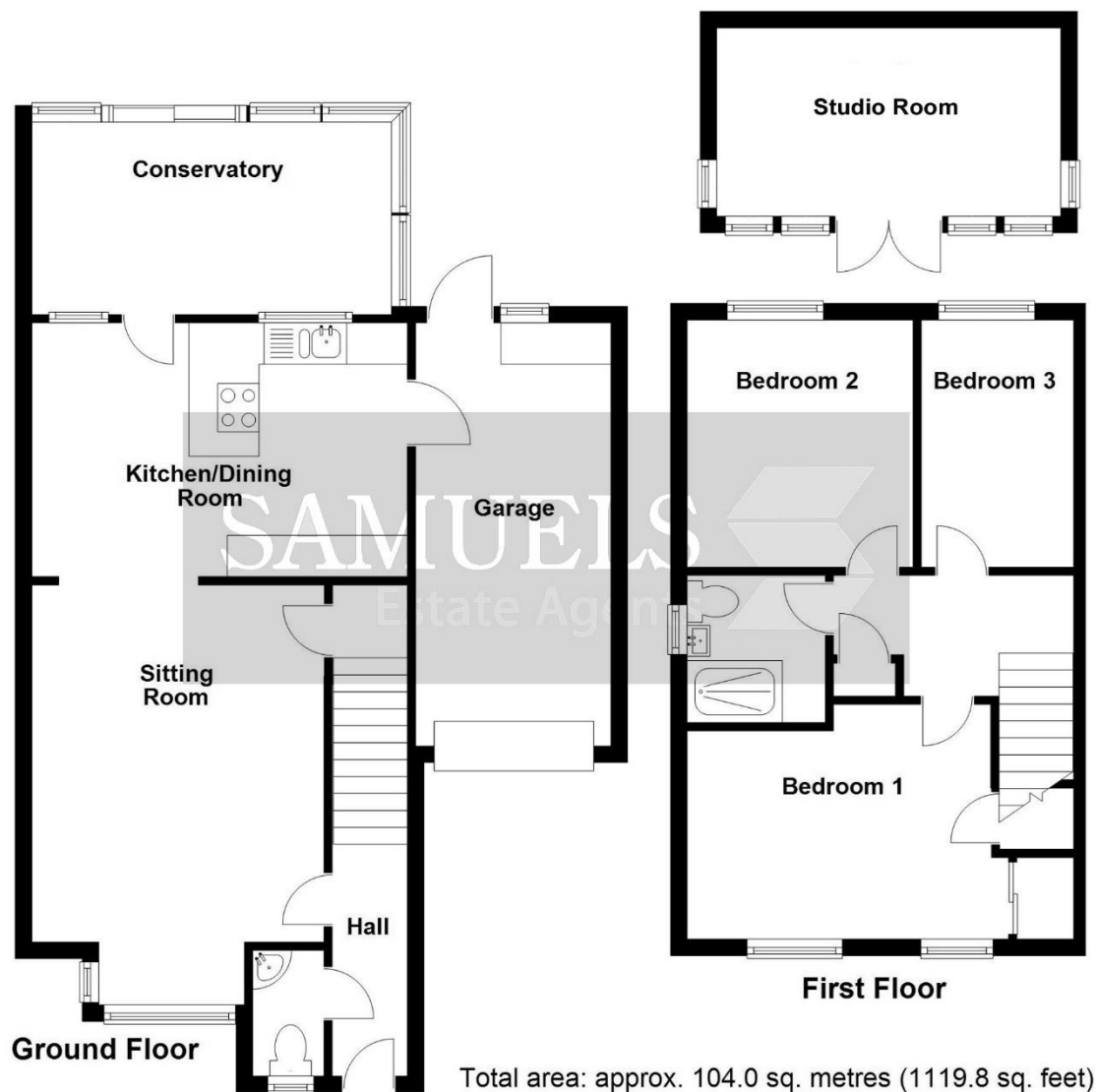
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

AGENTS NOTE MONEY LAUNDERING POLICY

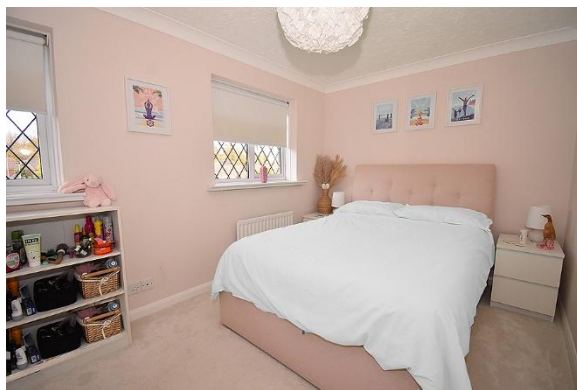
Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

REFERENCE

CDER/1025/9076/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		