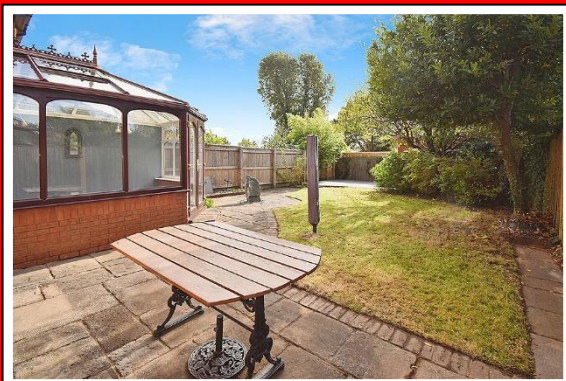


**48 BERRYBROOK MEADOW
EXMINSTER
NEAR EXETER
EX6 8UA**



£515,000 FREEHOLD



An opportunity to acquire a Redrow built detached family home occupying a delightful cul-de-sac position with private driveway, integral garage and an enclosed level rear garden enjoying a southerly aspect. Four bedrooms. Refitted ensuite shower room to master bedroom. Refitted modern family bathroom. Reception hall. Ground floor cloakroom. Good size sitting room. Dining room. uPVC double glazed conservatory. Refitted modern fitted kitchen. Gas central heating. uPVC double glazing. Desirable residential location convenient to local village amenities and major link roads. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part obscure uPVC double glazed front door leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Smoke alarm. Alarm junction panel. Door to:

CLOAKROOM

A refitted modern matching white suite comprising low level WC with concealed cistern. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Tiled wall surround. Heated ladder towel rail. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to side aspect.

From reception hall, door to:

SITTING ROOM

16'8" (5.08m) into bay x 11'6" (3.51m). A well proportioned room. Radiator. Telephone point. Television aerial point. Lead effect uPVC double glazed bay window to front aspect. Feature archway opens to:

DINING ROOM

10'4" (3.15m) x 10'2" (3.10m). Radiator. Door to kitchen. Double glazed sliding patio door providing access to:

CONSERVATORY

12'4" (3.76m) x 9'2" (2.79m). A quality fitted uPVC double glazed conservatory with dwarf wall. Power and light. Pitched double glazed roof. uPVC double glazed windows and double opening doors providing access and outlook to rear garden.

From reception hall, door to:

KITCHEN

12'10" (3.91m) x 11'10" (3.61m) maximum. A refitted modern kitchen comprising an extensive range of matching gloss fronted base, drawer and eye level cupboards. Work surfaces with matching splashback. Fitted double oven/grill. Fitted microwave/grill. Integrated upright fridge freezer. Utility cupboard with plumbing and space for washing machine (washing machine included in sale). Wall mounted boiler serving central heating and hot water supply. Fitted five ring gas hob with glass splashback and filter/extractor hood over. Sink unit with modern style mixer tap. Integrated dishwasher. Pull out larder cupboard. Upright storage cupboard. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect with outlook over rear garden. Part obscure uPVC double glazed door provides access to rear garden.

FIRST FLOOR LANDING

Access to roof space. Smoke alarm. Airing cupboard, with fitted shelving, housing lagged hot water cylinder. uPVC double glazed window to side aspect. Door to:

BEDROOM 1

13'0" (3.96m) x 11'6" (3.51m). Radiator. Lead effect uPVC double glazed window to front aspect. Door to:

ENSUITE SHOWER ROOM

A refitted modern matching white suite comprising shower enclosure with fitted mains shower unit including separate shower attachment. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC with concealed cistern. Part tiled walls. Shaver point. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to side aspect.

From first floor landing, door to:

BEDROOM 2

10'6" (3.20m) x 8'0" (2.44m). Radiator. Lead effect uPVC double glazed window to front aspect with outlook over neighbouring area and adjoining countryside.

From first floor landing, door to:

BEDROOM 3

12'6" (3.81m) maximum into door recess reducing to 9'10" (3.0m) x 9'8" (2.95m). Radiator. uPVC double glazed window to rear aspect with outlook over neighbouring area and countryside beyond.

From first floor landing, door to:

BEDROOM 4

9'0" (2.74m) x 7'2" (2.18m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring countryside and beyond.

From first floor landing, door to:

BATHROOM

A refitted modern matching white suite comprising panelled bath with modern style mixer tap, fitted mains shower unit over including separate shower attachment and glass shower screen. Low level WC with concealed cistern. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Large fitted illuminated mirror. Shaver point. Part tiled walls. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is an area of garden mostly laid to decorative chipped slate for ease maintenance providing additional off road parking if required. Pathway leads to the front door with courtesy light. A private driveway provides access to:

GARAGE

17'0" (5.18m) x 8'6" (2.59m). Up and over door providing vehicle access. Power and light. Side courtesy door provides access to side elevation.

To the right side elevation is a pathway with side gate providing access to the rear garden which enjoys a southerly aspect and comprising of an attractive paved patio with water feature. Outside light and water tap. Neat shaped area of level lawn. Shrub bed well stocked with variety of maturing shrubs, plants and trees whilst to the lower end of the garden is a further paved patio with access to timber shed. The rear garden is enclosed by timer panelled fencing to all sides.

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 E (Exeter)

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear Roundabout and take the 3rd exit down into Bridge Road. Continue over the swing bridge and at the next roundabout bear left onto Sannerville Way and proceed along, ignoring the 1st turning right into Exminster, and proceed straight ahead. At the roundabout take the third exit signposted 'Exminster' and on reaching the mini roundabout take the last exit down into Berrybrook Meadow continue down taking the 2nd right into the cul-de-sac 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 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.

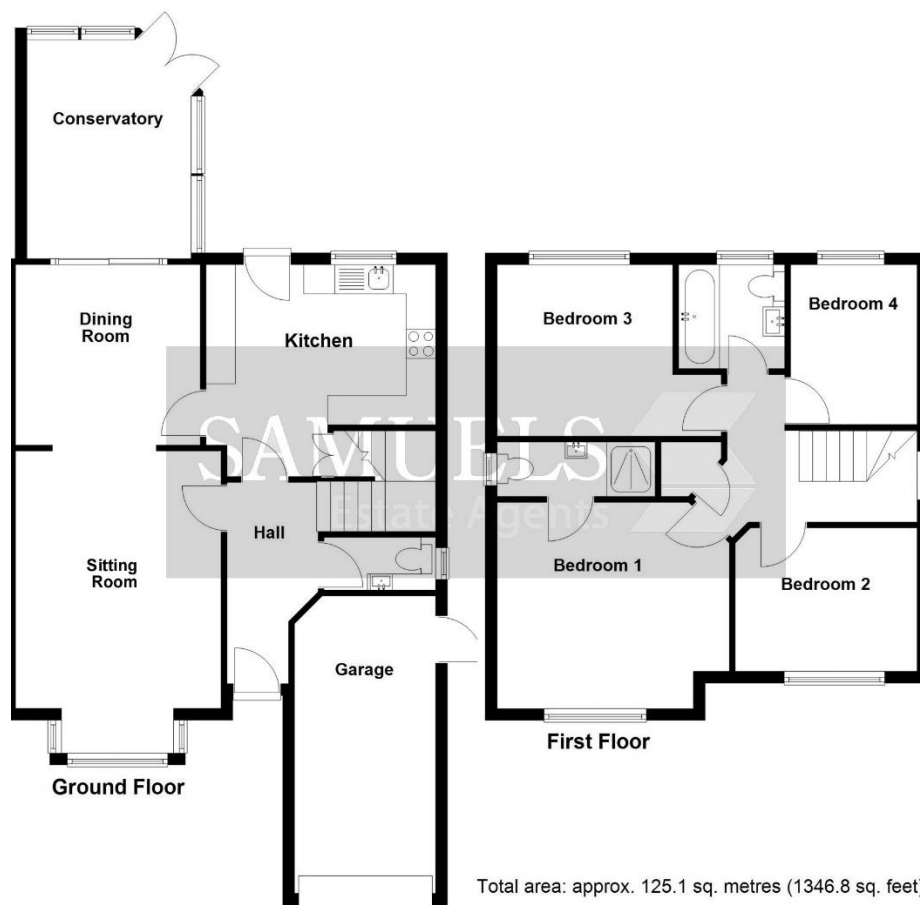
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

AGENTS NOTE MONEY LAUNDERING POLICY

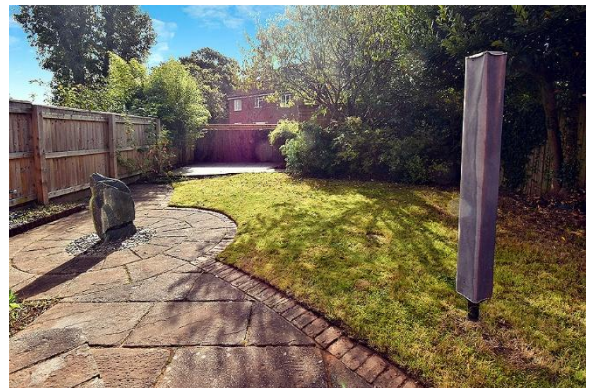
Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for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

REFERENCE

CDER/1025/9059/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		