

**9 CART LAND RISE  
TITHEBARN  
EXETER  
EX1 3YT**

PROOF COPY



**£325,000 FREEHOLD**



**A stylish semi detached Cavanna built family home situated within this popular residential development providing great access to local amenities and major link roads. Presented in good decorative order throughout. Three bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Ground floor cloakroom. Sitting room. Light and spacious modern kitchen/dining room. District heating. uPVC double glazing. Private double width brick paved driveway providing parking for two vehicles. Enclosed rear garden with side access. A great family home. Viewing highly recommended.**

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

Canopy entrance. Composite front door, with inset double glazed smoked glass panel, leads to:

### **RECEPTION HALL**

Radiator. Smoke alarm. Stairs rising to first floor. Understair storage drawers. Door to:

### **KITCHEN/DINING ROOM**

16'0" (4.88m) x 8'8" (2.64m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Granite effect roll edge work surfaces with matching splashback. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted oven. Four ring induction hob with glass splashback and filter/extractor hood over. Space for upright fridge freezer. Plumbing and space for dishwasher. Integrated washing machine. Radiator. Space for table and chairs. Wall mounted concealed heat exchanger. Inset LED spotlights to ceiling. uPVC double glazed window to front aspect.

From reception hall, door to:

### **CLOAKROOM**

A modern matching white suite comprising low level WC. Wall hung wash hand basin with tiled splashback. Radiator. Cloak hanging space. Obscure uPVC double glazed window to front aspect.

From reception hall, door to:

### **SITTING ROOM**

16'0" (4.88m) x 10'4" (3.15m) excluding door recess. Two radiators. Deep storage cupboard with power and light, appliance space and electric consumer unit. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed double opening doors providing access and outlook to rear garden.

### **FIRST FLOOR LANDING**

Smoke alarm. Access to roof space. Radiator. Deep storage cupboard with fitted shelving and electric light. Door to:

### **BEDROOM 1**

12'4" (3.76m) excluding wardrobe space x 9'0" (2.74m). Radiator. Built in double wardrobes with six drawers beneath. uPVC double glazed window to rear aspect with outlook over rear garden. Door to:

### **ENSUITE SHOWER ROOM**

A modern matching white suite comprising good size tiled shower enclosure with fitted mains shower unit including separate shower attachment. Wall mounted wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Radiator. Extractor fan. Inset LED spotlights to ceiling.

From first floor landing, door to:

### **BEDROOM 2**

10'4" (3.15m) excluding wardrobe space x 9'0" (2.74m). Radiator. Built in double wardrobe with mirror fronted doors. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 3**

8'6" (2.59m) x 6'8" (2.03m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BATHROOM**

A modern matching white suite comprising panelled bath with modern style mixer tap, fitted mains shower unit, folding glass shower screen and tiled splashback. Wall hung wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Radiator. Shaver point. Extractor fan. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to front aspect.

### **OUTSIDE**

Directly to the front of the property is an attractive brick paved double width driveway providing parking for two vehicles. Access to front door. To the left side elevation is a pathway and side gate leading to the rear garden which consists of a paved patio with outside light and water tap, leading to a shaped area of level lawn with timber shed. Raised planters. The rear garden is enclosed to all sides.

### **TENURE**

FREEHOLD

### **SERVICE/MAINTENANCE CHARGE**

We await confirmation of the charge for the upkeep of communal areas.

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric

Heating: District 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 C (East Devon)

### **DIRECTIONS**

Proceeding out of Exeter along Pinhoe Road continue to the end of this road by Sainsbury's and bear left. Continue down to the next set of traffic lights bearing right onto Cumberland Way at the next roundabout turn left onto Tithebarn Way and continue on this road for approximately 1 mile and take the right hand turning into Elm Park Way then 1<sup>st</sup> left into Cart Land Rise.

## 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.

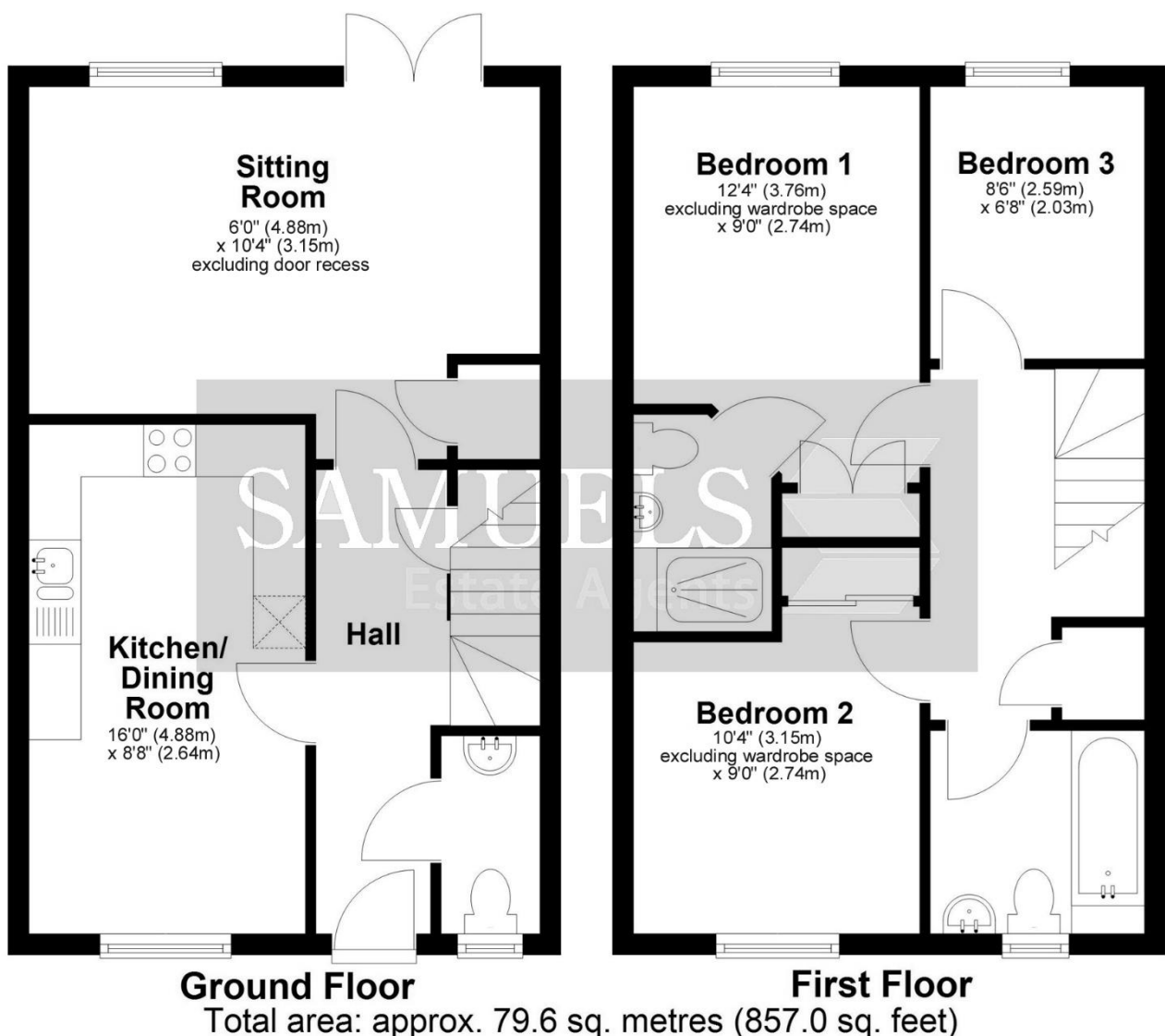
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0226/AV



Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		