



**10 QUERN RISE  
TITHEBARN  
EXETER  
EX1 3ZF**

PROOF COPY



**£335,000 FREEHOLD**



**A stylish modern detached family home occupying a good size corner plot site with generous enclosed level rear garden. Presented in superb decorative order throughout. Three bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Ground floor cloakroom. Spacious sitting room. Well proportioned modern kitchen/dining room. uPVC double glazing. District heating. Private parking for two vehicles. Popular new development on the outskirts of Exeter providing great access to major link roads, science park and Exeter airport. A great family home. Viewing highly recommended.**

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

Canopy entrance. Courtesy light. Composite front door, with inset obscure double glazed panel, leads to:

### **RECEPTION HALL**

Laminate wood effect flooring. Stairs rising to first floor. Radiator. Thermostat control panel. Deep understair storage cupboard. Double width cloaks cupboard with telephone point, double power point and electric consumer unit. Door to:

### **SITTING ROOM**

16'4" (4.98m) x 10'2" (3.10m). Two radiators. Telephone point. Television aerial point. Laminate wood effect flooring. uPVC double glazed window to front aspect. uPVC double glazed window to side aspect.

From reception hall, door to:

### **CLOAKROOM**

A modern matching white suite comprising low level WC. Corner wash hand basin with modern style mixer tap and tiled splashback. Laminate wood effect flooring. Radiator. Extractor fan.

From reception hall, door to:

### **KITCHEN/DINING ROOM**

16'4" (4.98m) x 10'4" (3.15m) maximum. Again another light and spacious room fitted with a range of matching white gloss fronted base, drawer and eye level cupboards. Wood effect work surfaces with matching splashback. Fitted electric oven. Four ring electric hob with glass splashback and filter/extractor hood over. Single drainer sink unit with modern style mixer tap. Integrated dishwasher. Integrated washer/dryer. Wall mounted concealed heat exchanger. Integrated upright fridge freezer. Space for table and chairs. Radiator. Laminate wood effect flooring. uPVC double glazed window to front aspect. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed double opening doors, with matching full height side windows, providing access and outlook to rear garden.

### **FIRST FLOOR LANDING**

Access to roof space. Radiator. Smoke alarm. Door to:

### **BEDROOM 1**

11'10" (3.61m) excluding wardrobe space reducing to 10'0" (3.05m) x 12'10" (3.91m) maximum reducing to 9'8" (2.95m). Laminate wood effect flooring. Radiator. Quality built in triple wardrobe. Television aerial point. Telephone point. uPVC double glazed window to front aspect. uPVC double glazed window to rear aspect with outlook over rear garden. Door leads to:

### **ENSUITE SHOWER ROOM**

A modern matching white suite comprising good size tiled shower enclosure with fitted mains shower unit. Low level WC. Wash hand basin with modern style mixer tap. Part tiled walls. Radiator. Shaver point. Extractor fan. Obscure uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 2**

12'4" (3.76m) maximum reducing to 10'4" (3.15m) x 8'8" (2.64m) excluding door recess. Radiator. Deep cupboard/wardrobe. uPVC double glazed window to side aspect. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 3**

7'4" (2.54m) x 6'10" (2.08m). Radiator. uPVC double glazed window to side aspect.

From first floor landing, door to:

### **BATHROOM**

A modern matching white suite comprising panelled bath with modern style mixer tap, fitted mains shower unit over and glass shower screen. Wash hand basin with modern style mixer tap. Low level WC. Tiled wall surround. Radiator. Extractor fan. Obscure uPVC double glazed window to rear aspect.

### **OUTSIDE**

The property benefits from occupying a generous corner plot site. The front and side area of garden is mostly laid to decorative chipped bark for ease of maintenance with various young and maturing shrubs and plants. Enclosed railing surround. A dividing pathway leads to the front door with courtesy light. To the right side elevation is a side gate providing access to the rear garden which consists of a paved patio with water tap and opening to a good size shaped area of level lawn. The rear garden is enclosed to all sides. The property also benefits from two private allocated parking spaces which are situated directly behind the rear garden.

**TENURE  
FREEHOLD**

**DIRECTIONS**

Proceeding out of Exeter along Pinhoe Road bear left, by Sainsbury's, and continue down to the next set of traffic lights. Proceed along the new inner bypass and at the 1<sup>st</sup> roundabout turn left onto Tithebarn Way and continue along this road for approximately ¾ mile and turn left into Stone Barton Road continue down taking the 3<sup>rd</sup> left into Quern Rise where the property in question will be found on the right hand side.

**VIEWING**

**Strictly by appointment with the Vendors Agents.**

**SAMUELS ESTATE AGENTS, 38 LONGBROOK STREET, EXETER, EX4 6AE**

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**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/0822/8275/AV**



Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		95   A
81-91	B	85   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		