



**14 ALBATROSS ROAD
NEWCOURT
EXETER
EX2 7SB**

PROOF COPY



£375,000 FREEHOLD



A fabulous modern semi detached family home located within this highly sought after residential development convenient to local amenities including Newcourt railway station and major link roads. Good decorative order throughout. Three bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Spacious sitting room. Ground floor cloakroom. Modern kitchen/dining room. Enclosed rear garden. Private driveway. Detached garage. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Composite front door, with inset obscure double glazed panel, leads to:

RECEPTION HALL

Laminate wood effect flooring. Radiator. Stairs rising to first floor. Smoke alarm. Door to:

CLOAKROOM

A modern matching white suite comprising low level WC. Wash hand basin with tiled splashback. Laminate wood effect flooring. Extractor fan. Electric consumer unit.

From reception hall, door to:

SITTING ROOM

16'4 (4.98m) x 10'6 (3.20m). A light and spacious room. Two radiators. Television aerial point. Telephone point. Two uPVC double glazed windows to front aspect. uPVC double glazed window to front aspect with outlook over neighbouring green.

From reception hall, door to:

KITCHEN/DINING ROOM

Dining room – 12'10" (3.91m) into bay x 8'5" (2.57m). Radiator. Laminate wood effect flooring. Two uPVC double glazed windows to front aspect. uPVC double glazed double opening doors, with matching full height side windows, providing access and outlook to rear garden. Large square opening to:

Kitchen – 13'4" (4.06m) x 7'4" (2.24m). A modern kitchen fitted with a range of matching gloss fronted base, drawer and eye level cupboards. Wood effect work surfaces with matching splashback. Single drainer sink unit with modern style mixer tap. Five ring gas hob with decorative tiled splashback and double width filter/extractor hood over. Fitted oven. Fitted microwave/grill. Integrated dishwasher. Integrated washing machine. Integrated upright fridge freezer. Radiator. Wall mounted concealed boiler serving central heating and hot water supply. Inset LED spotlights to ceiling. Laminate wood effect flooring. uPVC double glazed window to rear aspect with outlook over rear garden. Deep understair storage cupboard/larder with electric light.

FIRST FLOOR LANDING

Smoke alarm. Access, via pull down aluminium ladder, to insulated roof space with electric light. Door to:

BEDROOM 1

12'10" (3.91m) x maximum reducing to 9'8" (2.95m) x 13'8" (4.17m) maximum into wardrobe space reducing to 10'2" (3.10m). Radiator. Television aerial point. Two built in double wardrobes. Two uPVC double glazed windows to front aspect. uPVC double glazed window to rear aspect. Door to:

ENSUITE SHOWER ROOM

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

From first floor landing, door to:

BEDROOM 2

10'8 (3.25m) excluding wardrobe space x 8'8" (2.64m) excluding door recess. Radiator. Deep storage cupboard. Built in triple wardrobe. Two uPVC double glazed windows to front aspect. Further uPVC double glazed window to side aspect with outlook over neighbouring green.

From first floor landing, door to:

BEDROOM 3

7'4" (2.24m) x 6'10" (2.08m). Radiator. uPVC double glazed window to side aspect with outlook over neighbouring green.

From first floor landing, door to:

BATHROOM

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

OUTSIDE

The property benefits from occupying a corner plot site with gardens to three sides. Directly to the front and side elevation is an area of garden laid to decorative chipped slate for ease of maintenance with a dividing pathway leading to the front door with courtesy light.

The rear garden consists of an attractive paved patio. Section of garden laid to decorative stone chippings for ease of maintenance. Area of artificial turf. Dividing pathway and steps lead to a further paved patio with rear gate leading to a private driveway in turn providing access to:

DETACHED SINGLE GARAGE

With power and light. Up and over door providing vehicle access.

TENURE

Freehold

DIRECTIONS

From M5 (J30) take the A379 signposted 'Exeter' and continue along passing Sandy Park and at the 2nd set of traffic lights turn left into Newcourt Way. Continue over the mini roundabout and proceed straight ahead taking the next right into Albatross Road.

VIEWING

Strictly by appointment with the Vendor's 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 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/0423/8395/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	90 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		