



**21 EXE VIEW
EXMINSTER
NEAR EXETER
EX6 8AL**

PROOF COPY



£280,000 FREEHOLD



A beautifully presented character cottage occupying a fabulous position within close proximity to local village amenities. Two bedrooms. First floor bathroom. Sitting room with wood burning stove. Dining room. Modern kitchen. Gas central heating. uPVC double glazing. Delightful enclosed garden enjoying a high degree of privacy. Enclosed courtyard. Fine outlook and views over neighbouring area and beyond. Popular village location on the outskirts of Exeter providing good access to major link roads. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

uPVC double glazed front door leads to:

SITTING ROOM

13'4" (4.06m) into recess x 11'8" (3.56m). A characterful room. Feature fireplace with raised hearth, inset wood burning stove and wood mantel over. Radiator. Television aerial point. Fitted shelving. Cupboard housing electric meter and replaced electric consumer unit. uPVC double glazed window to front aspect with outlook over garden. Panelled door leads to:

DINING ROOM

13'0" (3.96m) maximum into recess x 11'8" (3.56m) maximum into stair recess. Again another characterful room. Original storage cupboard with fitted shelving over. Radiator. Stairs rising to first floor. Telephone point. Deep understair storage cupboard with fitted shelving and electric light. uPVC double glazed window to rear aspect with outlook over rear courtyard. Part glass paned panelled door leads to:

KITCHEN

11'8" (3.56m) x 5'0" (1.52m). A refitted traditional style kitchen comprising a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces with tiled splashbacks. Ceramic single drainer sink unit with mixer tap. Fitted electric oven. Four ring gas hob. Plumbing and space for washing machine. Space for upright fridge freezer. Wall mounted boiler serving central heating and hot water supply. uPVC double glazed window to side aspect with outlook over courtyard. Part double glazed oak wood door provides access and outlook to rear courtyard.

FIRST FLOOR LANDING

Exposed wood flooring. Smoke alarm. Access, via folding wooden ladder, to insulated roof space with electric light.

From first floor landing, panelled door leads to

BEDROOM 1

14'0" (4.27m) maximum x 11'10" (3.61m). A light and spacious room. Exposed wood flooring. Radiator. uPVC double glazed window to front aspect with pleasant outlook over neighbouring area, parts of Exminster and beyond.

From first floor landing, panelled door leads to:

BEDROOM 2

9'0" (2.74m) excluding wardrobe space x 6'0" (1.83m). Built in double wardrobe providing hanging and shelving space. Radiator. uPVC double glazed window to rear aspect with outlook over parts of Exminster, glimpses of Exe estuary and beyond.

From first floor landing, door to:

BATHROOM

7'2" (2.18m) maximum x 5'6" (1.68m). A matching white suite comprising panelled bath with fitted electric shower unit over and tiled splashback. Wash hand basin with traditional style taps and tiled splashback. WC. Radiator. Exposed wood flooring. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

A pedestrian pathway leads to a timber gate providing access to a delightful private garden consisting of a small shaped area of lawn with surrounding flower/shrub beds well stocked with a variety of maturing shrubs, plants and flowers. Enclosed to all sides. Pathway provides access to the front door. Directly to the rear elevation is a small enclosed courtyard with outside light. A rear gate provides pedestrian access.

TENURE

Freehold

COUNCIL TAX

Band B

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 1st turning right signposted 'Exminster' and continue into the village, passing the Stowey Arms public house, just after the school turn right into Deepway Lane. Proceed up the hill and take the right hand turning into Exe View, 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 on 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 surveyors 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/0524/8649/AV



Ground Floor **First Floor**
Total area: approx. 64.4 sq. metres (693.6 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		