

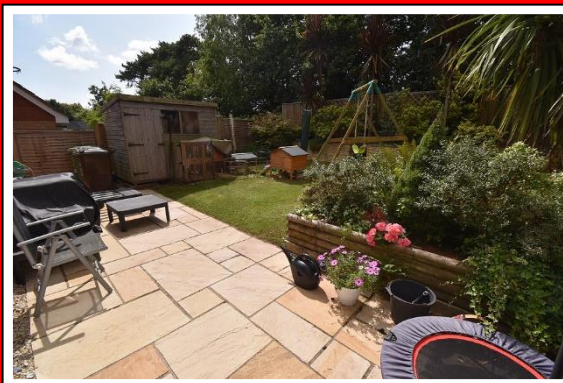


**23 KNIGHTS CRESCENT
CLYST HEATH
EXETER
EX2 7TG**

PROOF COPY



£475,000 FREEHOLD



A well proportioned modern detached family home occupying a highly desirable residential location providing good access to local amenities, popular schools and major link roads. Presented in good decorative order throughout. Four/five bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Ground floor cloakroom. Sitting room. Modern kitchen/dining room. Family room/office/bedroom five. Gas central heating. uPVC double glazing. Private double width driveway. Delightful enclosed rear garden enjoying westerly aspect. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Covered entrance. Attractive composite front door, with inset obscure double glazed panels, leads to:

RECEPTION HALL

Engineered oak wood flooring. Radiator. Dado rail. Stairs rising to first floor. Smoke alarm. Door to:

CLOAKROOM

A modern matching white suite comprising low level WC. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath and decorative tiled splashback. Engineered oak wood flooring. Electric consumer unit. Obscure uPVC double glazed window to front aspect.

From reception hall, door to:

SITTING ROOM

15'8" (4.78m) x 11'2" (3.40m). Contemporary modern fireplace with inset living flame effect electric fire. Radiator. Television aerial point. 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.

From reception hall, door to:

KITCHEN/DINING ROOM

25'2" (7.67m) x 8'4" (2.54m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with matching splashback. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted electric oven/grill. Four ring electric hob with filter/extractor hood over. Pull out larder cupboard. Integrated Bosch dishwasher. Integrated washing machine. Space for double width fridge freezer. Radiator. Ample space for table and chairs. Engineered oak wood flooring. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect with outlook over rear garden. Part Obscure uPVC double glazed door to side elevation. uPVC double glazed bay window to front aspect.

From reception hall, door to:

FAMILY ROOM/OFFICE/BEDROOM 5

13'10" (4.22m) x 8'2" (2.49m). A room to provide a number of uses. Range of fitted office furniture consisting of storage cupboards and drawers. Radiator. Bespoke built in storage cupboards under stairs. Radiator. Storage cupboard housing boiler serving central heating and hot water supply. uPVC double glazed window to front aspect.

FIRST FLOOR LANDING

Smoke alarm. Airing cupboard, with fitted shelving, housing lagged hot water cylinder. Access, via pull down aluminium ladder, to insulated and part boarded roof space with electric light.

From first floor landing, door to:

BEDROOM 1

16'0" (4.88m) maximum into wardrobe space x 9'10" (3.0m) excluding door recess. Range of built in bedroom furniture consisting of a range of built in wardrobes with pelmet lighting, hanging space and shelving. Adjoining three drawer chest with end shelf unit. Radiator. uPVC double glazed window to front aspect. Door to:

ENSUITE SHOWER ROOM

A modern matching white suite comprising tiled shower enclosure with fitted mains shower unit including separate shower attachment. Wash hand basin set in vanity unit with cupboard space beneath. Low level WC. Part tiled walls. Heated ladder towel rail. Extractor fan. Obscure uPVC double glazed window to side aspect.

From first floor landing, door to:

BEDROOM 2

13'10" (4.22m) x 8'2" (2.49m). Built in wardrobe with adjoining shelf unit. Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 3

9'10" (3.0m) x 9'6" (2.90m) into wardrobe space. Range of built in wardrobes providing hanging and shelving space with adjoining shelf unit. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 4

8'0" (2.44m) x 7'8" (2.30m). 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 jacuzzi style panelled bath with modern style mixer tap including shower attachment. Low level WC. Large wash hand basin, with modern style mixer tap, set in vanity unit with drawer and cupboard space beneath. Tiled floor. Tiled wall surround. Heated ladder towel rail. Extractor fan. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is a neat shaped area of lawn with raised flower/shrub bed. A double width driveway provides comfortable parking for two vehicles. A paved pathway leads to the front door with courtesy light. To the left side elevation is an attractive paved pathway with side gate providing access to the rear garden which enjoys a westerly aspect whilst consisting of a good size attractive paved patio with water tap. Shaped area of lawn. Well stocked flower/shrub beds with a variety of maturing shrubs, plants and trees including Palms. Timber shed. The rear garden enjoys a high degree of privacy and is enclosed to all sides.

TENURE

Freehold

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas Central Heating

Mobile: Indoors - EE and Three & O2 limited, Vodafone likely : Outdoors – EE, Three, O2 and Vodafone likely

Broadband: Standard, Superfast & Ultrafast available.

Flood Risk: River & sea – Very low risk, Surface water – Very low risk

Mining: No risk from mining

Council Tax: Band

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout taking the 1st exit left onto Rydon Lane. Continue along onto the inner bypass and at the traffic lights turn right signposted 'Superstore'. Continue down to the mini roundabout and take the 1st exit left into Digby Drive and proceed to the very end turning right into Clyst Halt Avenue. Continue along taking the 1st right into Knights Crescent and proceed down where the property in question will be found on the right 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.

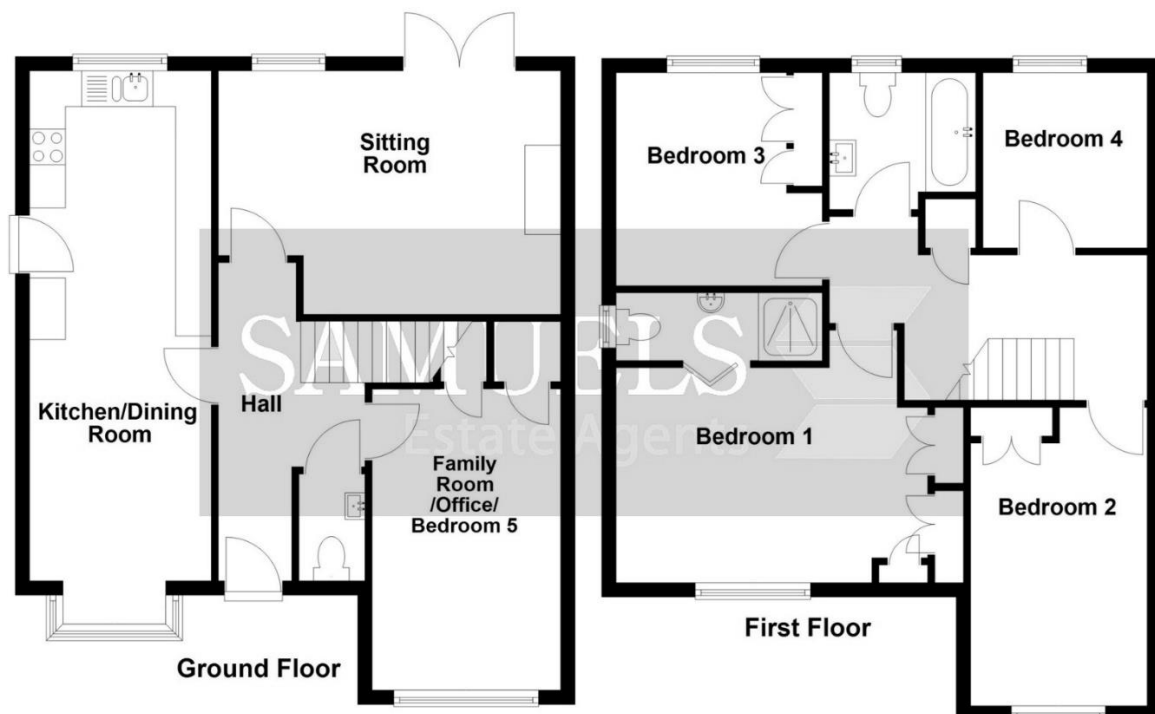
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0824/8720/AV



Total area: approx. 115.2 sq. metres (1240.0 sq. feet)

Floor plan for illustration purposes only – not to scale



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