



PROOF COPY

**5 CONIFER MEWS
CLYST HEATH
EXETER
EX2 7TE**



£360,000 FREEHOLD



A well proportioned modern detached family home occupying a delightful pedestrianised position within close proximity to local amenities, Digby railway station, popular schools and major link roads. Presented in good decorative order throughout. Three bedrooms. Ensuite to master bedroom. Modern family bathroom. Reception hall. Ground floor cloakroom. Sitting room. Dining room. uPVC double glazed conservatory. Kitchen. Gas central heating. uPVC double glazing. Enclosed rear garden enjoying south westerly aspect. Garage and parking for two vehicles. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Canopy entrance. Composite front door, with inset obscure double glazed panels, leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Understair storage cupboard. Smoke alarm. Thermostat control panel. Cloak hanging space. Electric consumer unit. Door to:

CLOAKROOM

A matching white suite comprising low level WC. Wash hand basin with mixer tap. Radiator. Half height tiled wall surround. Obscure uPVC double glazed window to front aspect.

From reception hall, door to:

SITTING ROOM

12'10" (3.91m) x 11'2" (3.40m). A light and spacious room. Radiator. Freestanding fireplace with raised hearth, inset living flame effect electric fire and wood surround (included in sale). uPVC double glazed window to front aspect with outlook over front garden. Feature archway opens to:

DINING ROOM

9'0" (2.74m) x 8'10" (2.69m). Radiator. uPVC double glazed sliding patio door provides access to:

CONSERVATORY

9'6" (2.90m) maximum x 9'2" (2.79m). Quality fitted uPVC double glazed conservatory with dwarf wall. Power and light. Double glazed glass roof. uPVC double glazed windows and double opening doors providing access and outlook to rear garden.

From reception hall, door to:

KITCHEN

11'8" (3.56m) x 8'6" (2.59m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with decorative tiled splashbacks. 1½ bowl sink unit with single drainer and mixer tap. Fitted Bosch oven. Four ring gas hob with filter/extractor hood over. Washing machine (included in sale). Dishwasher (included in sale). Upright fridge freezer (included in sale). Tiled floor. Wall mounted concealed boiler serving central heating and hot water supply. uPVC double glazed window to rear aspect with outlook over rear garden. Obscure uPVC double glazed door provides access to rear garden.

FIRST FLOOR LANDING

Radiator. Access to roof space. Smoke alarm. Airing cupboard, with fitted shelf, housing lagged hot water cylinder. uPVC double glazed window to side aspect. Door to:

BEDROOM 1

12'8" (3.86m) maximum into wardrobe space x 7'2" (2.18m). Radiator. Large built in double wardrobe. uPVC double glazed window to rear aspect with outlook over rear garden. Feature archway opens to:

ENSUITE

Consisting double length shower tray with fitted mains shower unit and tiled splashback. Wall hung wash hand basin with mixer tap. Extractor fan. Obscure uPVC double glazed window to rear aspect.

From first floor landing, door to:

BEDROOM 2

10'0" (3.05m) x 9'10" (3.0m) excluding door recess. Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 3

9'0" (2.74m) x 7'8" (2.30m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BATHROOM

6'0" (1.83m) x 5'6" (1.68m). A matching white suite comprising panelled bath with mixer tap, fitted mains shower unit, glass shower screen and tiled splashback. Wall hung wash hand basin with mixer tap. Low level WC. Tiled wall surround. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

Directly to the front of the property is an area of lawned garden with various maturing shrubs, plants and trees. Pathway and steps lead to the front door. The rear garden enjoys a westerly aspect whilst consists of a paved patio with outside light and water tap. Neat shaped area of lawn. Various maturing shrubs, plants and bushes. The rear garden is enclosed to all sides whilst a side gate provides pedestrian access. A dividing pathway leads to a side courtesy door to:

GARAGE

17'0" (5.18m) x 8'6" (2.59m). Power and light. Pitch roof providing additional storage space. Electronically operated up and over front door providing vehicle access.

To the left side elevation of the garage is a double width driveway providing parking for approximately two vehicles.

TENURE FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas Central Heating

Mobile: Indoors: EE and Three limited, O2 and 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 D

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout and take the 1st exit left onto Rydon Lane (inner by pass) proceed straight ahead passing Pynes Hill business park and at the next set of traffic lights turn right signposted 'Superstore' continue down and at the roundabout take the first left into Digby Drive continue down taking the 2nd right into Clyst Heath at the T junction turn right and continue along where Conifer Mews will be found a short way a long on the right hand side.

VIEWING

Strictly by appointment with the Vendors Agents.

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

TELEPHONE 01392 494999 : EMAIL: info@samuelsagents.co.uk

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 check 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.

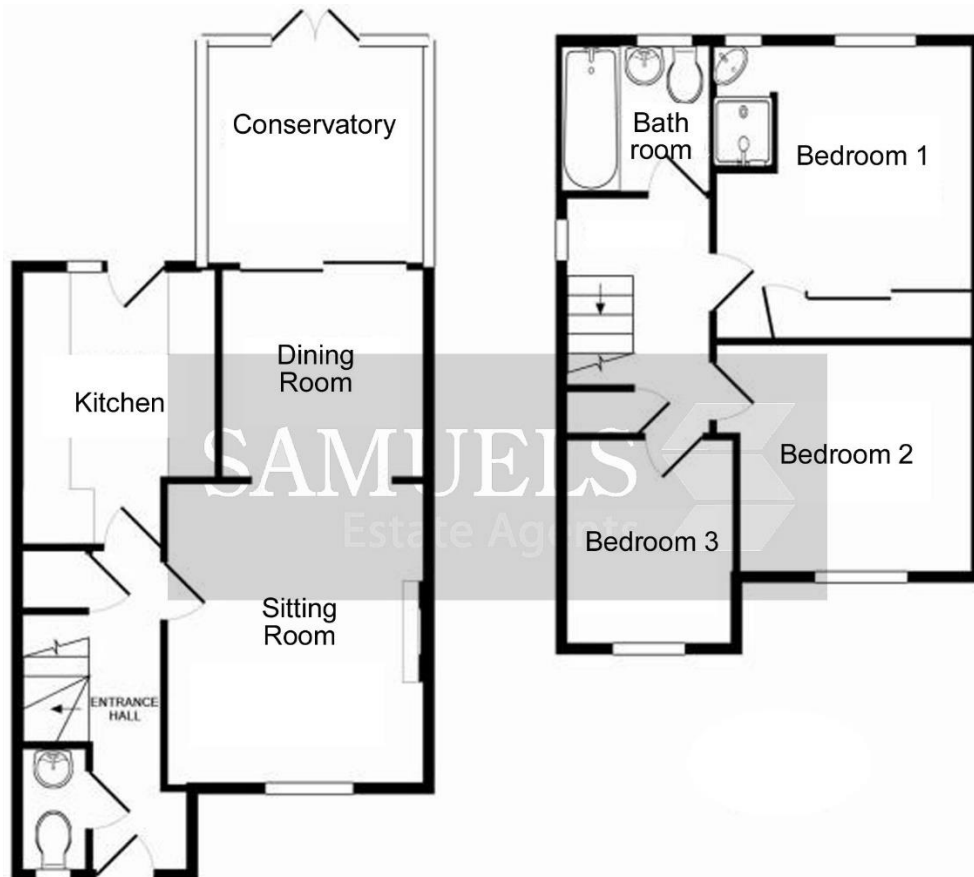
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1224/8815/AV



TOTAL APPROX. FLOOR AREA 913 SQ.FT. (84.8 SQ.M.)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		