



**29 CROCKWELLS ROAD
EXMINSTER
NEAR EXETER
EX6 8DH**



£325,000 FREEHOLD



A deceptively spacious four bedroom family home occupying a delightful pedestrianised position close to all local village amenities. Well proportioned living accommodation arranged over three floors. Presented in superb decorative order throughout. Four bedrooms. First floor bathroom. Reception hall. Light and spacious sitting room. Modern kitchen/dining room. Gas central heating. uPVC double glazing. Enclosed lawned rear garden. Desirable village location on the outskirts of Exeter. Good access to local amenities and major link roads. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

uPVC double glazed front door leads to:

ENTRANCE PORCH

Tiled floor. Obscure uPVC double glazed windows to both front and side aspects. Exposed wood glass panelled door leads to:

RECEPTION HALL

Cloak hanging space. Radiator. Telephone point. Stairs rising to first floor. Smoke alarm. Understair storage cupboard. Exposed wood door leads to:

SITTING ROOM

15'6" (4.72m) x 11'2" (3.40m). A light and spacious room. Radiator. Marble effect fireplace with fireplace recess, raised hearth, fire surround and mantel over. Fitted storage cupboard and shelving in to alcove. Television aerial point. Large uPVC double glazed window to front aspect with pleasant outlook over front garden.

From reception hall, exposed wood door leads to:

KITCHEN/DINING ROOM

17'2" (5.23m) x 8'8" (2.64m) maximum reducing to 7'10" (2.39m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces with tiled splashbacks. Ceramic 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted double oven/grill. Five ring gas hob with double width filter/extractor hood over. Plumbing and space for dishwasher. Plumbing and space for washing machine. Space for upright fridge freezer. Wall mounted boiler serving central heating and hot water supply. Space for table and chairs. Tiled floor. Radiator. Two uPVC double glazed windows to rear aspect with outlook over rear garden. uPVC double glazed door provides access and outlook to rear garden.

FIRST FLOOR LANDING

Smoke alarm. Stairs rising to second floor. Exposed wood door leads to:

BEDROOM 1

12'2" (3.71m) excluding wardrobe space x 10'0" (3.05m) excluding door recess. Radiator. Built in wardrobe with hanging rail and fitted shelf. uPVC double glazed window to front aspect.

From first floor landing, exposed wood door leads to:

BEDROOM 2

10'8" (3.25m) x 9'2" (2.79m) excluding wardrobe space. Radiator. Built in wardrobe with hanging rail and fitted shelf. Additional built in wardrobe with fitted shelving. uPVC double glazed window to rear aspect with fine outlook over rear garden, neighbouring area and countryside beyond.

From first floor landing, exposed wood door leads to:

BEDROOM 3

7'0" (2.13m) x 6'8" (2.03m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, exposed wood door leads to:

BATHROOM

A matching white suite comprising panelled bath with fitted electric shower unit over, folding glass shower screen and tiled splashback. Low level WC. Wash hand basin with tiled splashback. Radiator. Electric wall heater. Obscure uPVC double glazed window to rear aspect.

SECOND FLOOR LANDING

Smoke alarm. Door to:

BEDROOM 4

16'8" (5.08m) maximum reducing to 11'2" (3.40m) x 13'0" (3.96m) maximum (sloped ceiling). Access point to eaves/storage space. Double glazed Velux window to front aspect. Double glazed Velux window to rear aspect with fine outlook over neighbouring area, parts of Topsham and countryside beyond.

OUTSIDE

To the front of the property is a neat shaped area of lawn with shrub bed and two maturing Acer trees. Section of garden laid to paving and decorative stone chippings for ease of maintenance. Dividing pathway leads to the front door. The rear garden is a particular feature of the property consisting of a neat shaped area of lawn. Paved patio with water tap. Shrub beds well stocked with a variety of maturing shrubs, plants and trees. To the lower end of the garden is a section laid to paving and decorative stone chippings again for ease of maintenance. The rear garden is enclosed to all sides whilst a rear gate provides pedestrian access. The property also benefits from a private garage situated in a block close by.

TENURE FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE, Three, O2, Vodafone all voice & data limited

Mobile: Outdoors – EE, Three, O2 and Vodafone voice & data 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 C (Teignbridge)

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout and take the 3rd exit down into Bridge Road. Continue over the swing bridge and at the next roundabout bear left onto Sannerville Way and proceed along, ignoring the 1st turning right to Exminster, and continue along to the next roundabout taking the 3rd exit signposted 'Exminster' continue into the village, over the next mini roundabout then take the 2nd right into Crockwells Road, proceed down and the property in question will be found on the left hand side occupying a pedestrianised position.

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 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.

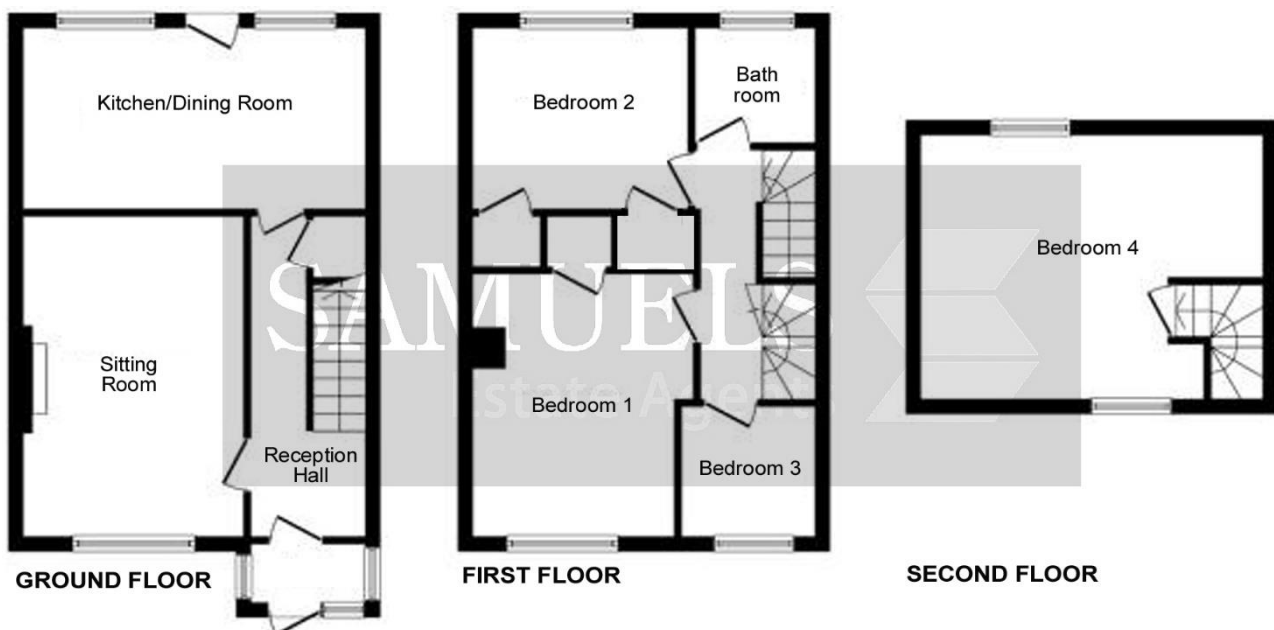
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0725/AV



Total floor area 100.2 sq. m. (1,079 sq.ft.) approx
Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		