



**59 BLAKESLEE DRIVE  
NEWCOURT  
EXETER  
EX2 7FN**



**£385,000 FREEHOLD**



**A fabulous much improved and redesigned four bedroom townhouse located within this popular development convenient to local amenities, popular schools and Newcourt railway station. Well proportioned living accommodation arranged over three floors. Four good size bedrooms. Ensuite shower room and dressing room to master bedroom. Family bathroom. Ensuite shower room to guest bedroom. Light and spacious refitted modern kitchen/dining/family room open plan to sitting room. Ground floor cloakroom/utility. Gas central heating. uPVC double glazing. Good size enclosed rear garden. Pleasant outlook and views over neighbouring Golf & Country club. A stunning family home. Viewing highly recommended.**

## **ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)**

Front door, with inset obscure double glazed glass panels, leads to:

### **RECEPTION HALL**

Quality laminate wood effect flooring. Radiator. Telephone point. Smoke alarm. Stairs rising to first floor. Oak wood door leads to:

### **KITCHEN/DINING/FAMILY ROOM**

24'3" (7.39m) x 15'0" (4.57m). A fabulous light and spacious room. Traditional style refitted kitchen comprising a range of matching base, drawer and eye level cupboards. Wood block work surfaces, incorporating breakfast bar, with tiled splashback. Ceramic sink unit set within wood work surface incorporating single drainer and modern style mixer tap. Fitted gas hob with filter/extractor hood over. Twin electric ovens/grill. Integrated upright fridge freezer. Pull out larder cupboard. Space for wine cooler. Integrated dishwasher. Wall mounted concealed boiler serving central heating and hot water supply. Quality laminate wood effect flooring. Understair storage cupboard. Thermostat control panel. Two radiators. Ample space for table and chairs. Inset LED spotlights to ceiling. uPVC double glazed window to front aspect with outlook over neighbouring Exeter Golf & Country Club. uPVC double glazed double opening doors, with matching full height side windows, providing access and outlook to rear garden. Open plan to:

### **SITTING ROOM**

13'6" (4.11m) x 10'0" (3.05m). Again another light room with quality laminate wood effect flooring. Double glazed bi-folding doors providing access and outlook to rear garden.

From reception hall, oak wood door leads to:

### **UTILITY/CLOAKROOM**

9'6" (2.90m) maximum x 6'2" (1.88m). Sink unit, with modern style mixer tap, set within marble effect worktop and range of base cupboards under. Range of storage cupboards to one wall. Plumbing and space for washing machine. Further appliance space. Fitted shelving. Radiator. Attractive tiled flooring. Low level WC. Electric consumer unit. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to front aspect.

### **FIRST FLOOR LANDING**

Smoke alarm. Radiator. Airing cupboard, with fitted shelf, housing hot water tank. Door to:

### **BEDROOM 2**

15'4" (4.67m) into wardrobe space x 11'10" (3.61m). Radiator. Range of built in wardrobes to one wall providing hanging and shelving space. uPVC double glazed window to front aspect with fine outlook over neighbouring Exeter Golf & Country Club.

From first floor landing, door to:

### **BEDROOM 3**

11'2" (3.40m) x 8'8" (2.64m) maximum. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden. Door leads to:

### **ENSUITE SHOWER ROOM**

A modern matching white suite comprising tiled shower enclosure with fitted mains shower unit. Wash hand basin with tiled splashback. Low level WC. Tiled flooring. Radiator. Shaver point. Extractor fan.

From first floor landing, door to:

### **BEDROOM 4**

13'6" (4.11m) x 6'10" (2.08m). Radiator. uPVC double glazed window to front aspect with outlook over neighbouring Golf & Country Club.

From first floor landing, door to:

### **BATHROOM**

6'8" (2.03m) x 6'4" (1.93m) maximum. A modern matching white suite comprising panelled bath with modern style mixer tap, including shower attachment, and tiled splashback. Low level WC. Wash hand basin with tiled splashback. Shaver point. Tiled floor. Extractor fan. Radiator. Shaver point. Obscure uPVC double glazed window to rear aspect.

From first floor landing, door to:

### **INNER LANDING**

uPVC double glazed window to front aspect with outlook over neighbouring Golf & Country Club. Stairs lead to:

## **SECOND FLOOR**

### **BEDROOM 1**

18'6" (5.64m) x 11'6" (3.51m) excluding recess and dressing room. A lovely light and spacious characterful room with quality laminate wood effect flooring. Two radiators. Angled ceiling. Smoke alarm. Access to roof space. uPVC double glazed window to front aspect offering fine outlook over neighbouring Exeter Golf & Country club. Two double glazed Velux windows to rear aspect. Opening to:

### **DRESSING ROOM**

A walk in dressing room with quality laminate wood effect flooring. Two long hanging rails. Fitted shelving. Electric light. uPVC double glazed window to rear aspect.

From bedroom 1, door leads to:

### **ENSUITE SHOWER ROOM**

12'10" (3.91m) x 6'10" (2.08m). A modern matching white suite comprising tiled shower enclosure with fitted mains shower unit. Wash hand basin with tiled splashback. Low level WC. Shaver point. Tiled floor. Radiator. Extractor fan. Double glazed Velux window to rear aspect. Obscure uPVC double glazed window to front aspect.

### OUTSIDE

Directly to the front of the property is an area of garden laid to decorative stone chippings. Small driveway. Dividing pathway leads to the front door with courtesy light. The rear garden is a particular feature of the property consisting of a good size timber decked terrace with outside lighting leading to shaped area of lawn. Raised flower/shrub bed. Timber shed. At the top end of the garden is an additional good size raised timber decked terrace. The rear garden is enclosed to all sides.

### TENURE

Freehold

### DIRECTIONS

From M5 (J30) take the A376 and continue along, passing Sandy Park, and at the second set of traffic lights turn left down into Newcourt Way. Continue over the roundabout and continue into River Plate Road, at the end of this road turn right and continue down taking the next left into Blakeslee Drive where 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 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.

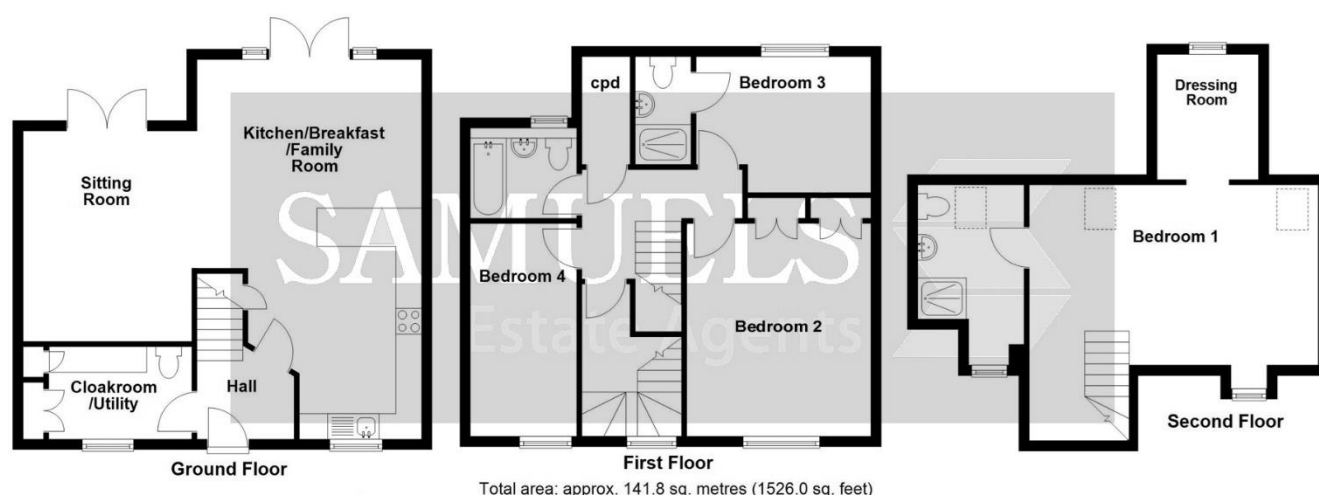
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

### 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/0324/8594/AV



Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		