



**3 THE BUNTINGS  
EXMINSTER  
NEAR EXETER  
EX6 8SL**



**OFFERS IN EXCESS OF £250,000 LEASEHOLD**



A beautifully presented coach house occupying a delightful cul-de-sac position within the popular village of Exminster. Two bedrooms. Lounge/dining room. Refitted modern kitchen. Luxury refitted modern shower room. Ground floor studio room incorporating utility (previously garage). Double glazing. Gas central heating. Private parking. Enclosed rear garden enjoying southerly aspect. Pleasant views and outlook over neighbouring area and beyond. Convenient to all local village amenities. Viewing highly recommended.

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

Attractive part obscure uPVC double glazed front door leads to:

### **RECEPTION HALL**

Radiator. Telephone point. Door to:

### **STUDIO ROOM**

17'4" (5.28m) x 11'6" (3.51m) maximum reducing to 7'10" (2.39m). Previously the garage which has been adapted to provide a room for a number of uses and currently set up as a studio/utility room. Plastered ceiling and walls. Power and light. Deep understair storage cupboard. Utility area with circular bowl sink unit with modern style mixer tap set within wood effect roll edge worktop with tiled splashback. Base cupboard. Three eye level cupboards. Space for tumble dryer. Space for freezer. Glow worm boiler service central heating and hot water supply (installed December 2022). uPVC double glazed door provides access to rear garden.

From reception hall, stairs lead to:

### **FIRST FLOOR**

#### **LOUNGE/DINING ROOM**

16'10" (5.13m) maximum x 12'4" (3.76m) maximum. Two radiators. Laminate wood effect flooring. Television aerial point. Telephone point. Thermostat control panel. uPVC double glazed window to front aspect with pleasant outlook over neighbouring area and beyond. Feature archway opens to:

#### **KITCHEN**

9'10" (3.0m) x 5'8" (1.73m). A quality refitted kitchen comprising a range of matching wood fronted base, drawer and eye level cupboards. Granite effect work surfaces with tiled splashback. Fitted double electric oven/grill. Four ring induction hob with filter/extractor hood over. Single bowl sink unit with modern style mixer tap and single drainer set within worktop. Integrated fridge. Plumbing and space for dishwasher. Tiled floor. Double glazed Velux window to rear aspect.

From lounge/dining room, door to:

#### **INNER HALLWAY**

Access to eaves/storage space. Airing cupboard, with fitted shelving, housing refitted hot water tank (installed 2022). Door to:

#### **BEDROOM 1**

11'8" (3.56m) maximum x 10'5" (3.18m) maximum into wardrobe space. Range of quality built in bedroom furniture consisting of two double wardrobes, two matching bedside units with fixed headboard, ten drawer chest and further storage cupboard. Television aerial point. Radiator. uPVC double glazed window to front aspect again offering pleasant outlook over neighbouring area, parts of Exminster and beyond.

From inner hallway, door to:

#### **BEDROOM 2**

8'6" (2.59m) x 7'4" (2.54m). Radiator. uPVC double glazed window to rear aspect.

From inner hallway, door leads to:

#### **SHOWER ROOM**

9'8" (2.95m) x 6'2" (1.88m) maximum. A luxury refitted modern matching white suite comprising good size double width tiled shower enclosure with toughened glass shower screen and fitted mains shower including separate shower attachment. Low level WC with concealed cistern. Wash hand basin, with modern style mixer tap, set in vanity unit with storage cupboards beneath. Decorative tiled wall surround. Tiled floor. Heated ladder towel rail. Shaver point. Extractor fan. Double glazed Velux window to rear aspect.

#### **OUTSIDE**

To the front of the property is a private allocated parking space. To the side elevation is a gate and pathway leading to the rear garden which has a southerly aspect whilst consisting of a good size paved patio. Outside light. Large summer house. The rear garden is enclosed to all sides.

#### **TENURE**

**LEASEHOLD.** We have been advised the property was granted a lease term of 999 which commenced 1<sup>st</sup> January 2003.

#### **SERVICE/MAINTENANCE CHARGE**

We understand the current charge is set at £81.95 per calendar month which includes building insurance.

## DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout taking the 3rd exit left down into Bridge Road. At the next roundabout bear left onto Sannerville Way and continue along taking the 1st right signposted 'Exminster', continue under the motorway bridge and take the next right into Reddaway Drive and continue around passing Devington Park. Take the right into Farmhouse Road and continue along take the 2nd left into The Buntings development take the 1<sup>st</sup> left hand driveway and this will continue into the cul-de-sac where the property will be found.

## 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 investigations 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 investigate 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.

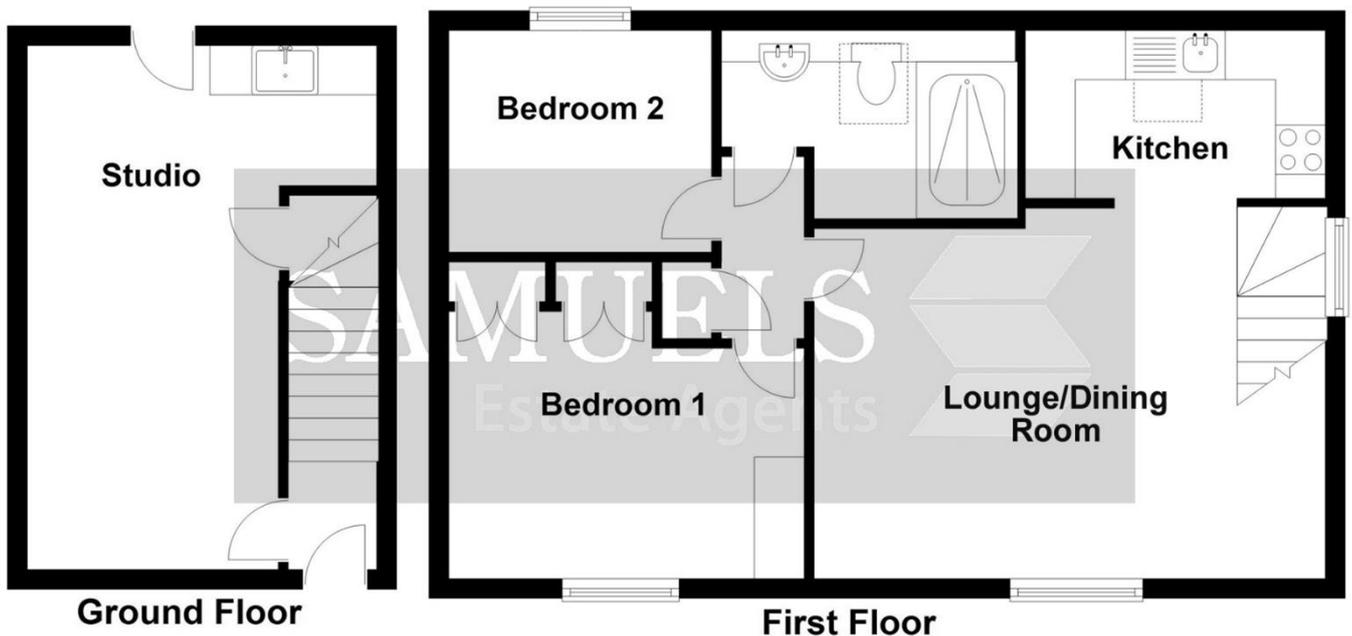
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0124/8550/AV**



Total area: approx. 67.4 sq. metres (725.8 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   c	72   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		