

**30 OAK CLOSE
EXMINSTER
NEAR EXETER
EX6 8ST**

PROOF COPY



£258,000 FREEHOLD



A modern semi detached house occupying a delightful position with fine outlook and views over neighbouring countryside. Two double bedrooms. First floor shower room. Sitting room. Kitchen/dining room. Gas central heating. uPVC double glazing. Private driveway providing parking for approximately two vehicles. Good size enclosed easy to maintain rear garden. In need of some updating. Convenient position providing good access to local amenities. Popular village location on the outskirts of Exeter. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Canopy entrance. Security sensor light. Part obscure uPVC double glazed front door leads to:

SITTING ROOM

15'0" (4.57m) x 12'8" (3.86m) maximum. Two radiators. Television aerial point. Telephone point. Stairs rising to first floor. Understair recess. uPVC double glazed window to side aspect. uPVC double glazed window to front aspect. Obscure glass panelled door leads to:

KITCHEN/DINING ROOM

12'8" (3.86m) x 8'0" (2.44m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashback. Fitted electric oven. Four ring gas hob with filter/extractor hood over. 1½ bowl sink unit with single drainer and mixer tap. Space for fridge. Plumbing and space for washing machine. Wall mounted boiler serving central heating and hot water supply. Radiator. Deep storage cupboard. uPVC double glazed window to rear aspect with outlook over rear garden. Double glazed sliding patio doors providing access and outlook to rear garden.

FIRST FLOOR LANDING

Smoke alarm. Access, via pull down aluminium ladder, to insulated roof space with electric light. Door to:

BEDROOM 1

12'8" (3.86m) into wardrobe recess x 8'2" (2.49m). Radiator. Large wardrobe recess with hanging rail and fitted shelf. Telephone point. uPVC double glazed window to rear aspect offering fine outlook over rear garden, neighbouring countryside and beyond.

From first floor landing, door to:

BEDROOM 2

12'8" (3.86m) maximum x 8'0" (2.44m). Radiator. Airing cupboard, with fitted shelf, housing lagged hot water cylinder. uPVC double glazed window to front aspect.

From first floor landing, door to:

SHOWER ROOM

6'8" (2.03m) x 6'2" (1.88m). Walk in shower enclosure with fitted mains shower unit. Low level WC. Wash hand basin with tiled splashback. Radiator. Obscure uPVC double glazed window to side aspect.

OUTSIDE

To the front of the property is an area of garden laid to decorative stone chippings with dividing pathway leading to the front door. To the right side elevation is a private driveway providing comfortable parking for two vehicles. A side gate provides access to the rear garden which enjoys a southerly aspect. The garden consists of a paved patio with water tap and steps lead to a raised area of garden mostly laid to decorative stone chippings for ease of maintenance with various mature shrubs and plants. The rear garden is enclosed to all sides.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: To be confirmed

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – Current data can be found on the Ofcom website

Mobile: Outdoors – Current data can be found on the Ofcom website

Broadband: Current data can be found on the Ofcom website

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 left down onto Bridge Road. At the next roundabout bear left onto Sannerville Way and proceed along taking the right hand turning signposted 'Exminster'. Continue into the village, passing the Stowey Arms public house, and turn right into Reddaway Drive then 1st left into Brownlees then 3rd left into Oak Close. Continue into the cul-de-sac, turn right and 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.

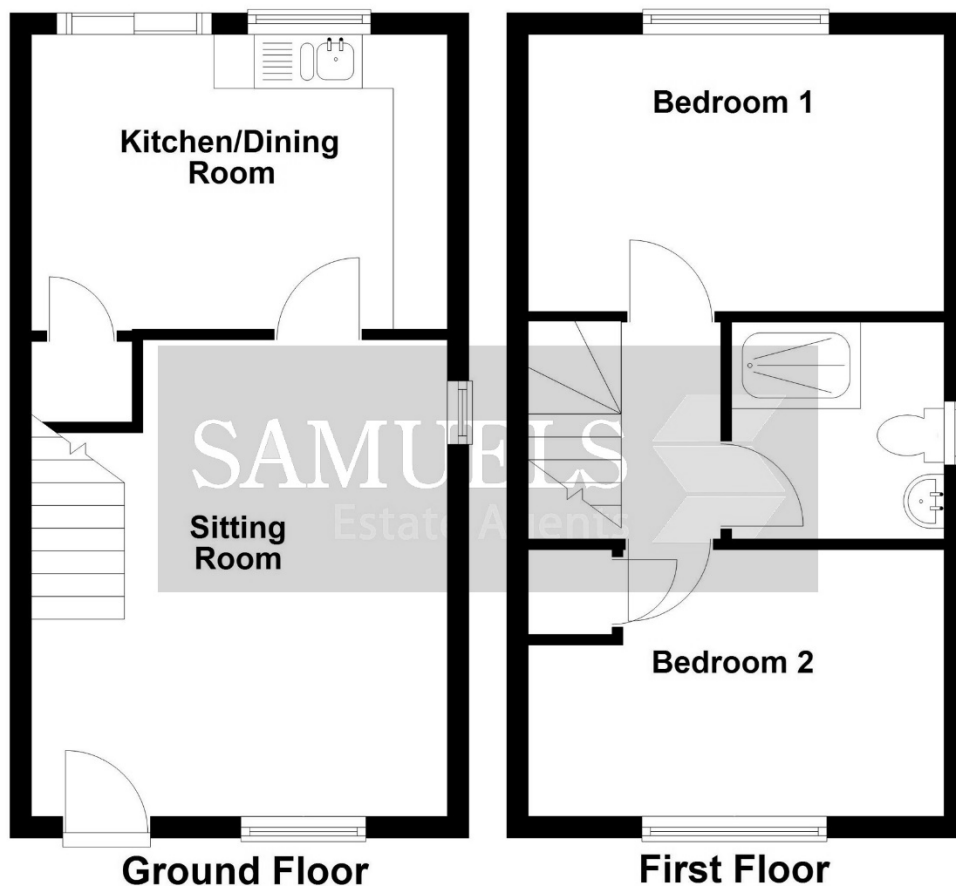
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0725/8991/AV



Total area: approx. 55.9 sq. metres (601.4 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	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		