



**32 ASHCLYST VIEW
BROADCLYST
NEAR EXETER
EX5 3NA**



£600,000 FREEHOLD



A beautifully presented and well proportioned detached family home (Ex show home) occupying a fabulous corner plot site with well kept and maintained gardens to three sides, private double width driveway and double garage. Four bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Spacious sitting room. Separate dining room. Ground floor cloakroom. Spacious kitchen/dining room. Large uPVC double glazed conservatory. Gas central heating. Double glazing. Double garage. Enclosed rear garden enjoying south westerly aspect. Highly sought after village location on the outskirts of Exeter providing good access to local amenities including popular schools and regular bus service into Exeter city centre. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Covered entrance with courtesy light. Front door, with inset obscure double glazed panels, leads to:

RECEPTION HALL

Radiator. Thermostat control panel. Electric consumer unit. Quality laminate wood effect flooring. Stairs rising to first floor. Door to:

SITTING ROOM

15'10" (4.83m) x 11'2" (3.40m). Quality laminate wood effect flooring. Glass panelled double opening doors lead to dining room. Two radiators. Two wall light points. Marble fireplace with raised hearth, inset living flame effect gas fire and mantel over. Quality laminate wood effect flooring. Telephone point. Television aerial point. Double glazed window to front aspect.

From reception hall, door to:

DINING ROOM

11'2" (3.40m) x 9'4" (2.84m). Radiator. Glass panelled double opening doors lead to sitting room. Double glazed double opening doors, with matching side windows, leads to:

CONSERVATORY

16'0" (4.88m) x 11'6" (3.51m). A quality fitted large double glazed conservatory with dwarf wall and pitched polycarbonate roof. Power and light. Two electric wall heaters. Double glazed windows and double opening doors providing access and outlook to rear garden.

From reception hall, door to:

CLOAKROOM

A matching white suite comprising low level WC. Wash hand basin with tiled splashback. Tiled floor. Radiator. Obscure double glazed window to rear aspect.

From reception hall, door to:

KITCHEN/DINING ROOM

17'8" (5.38m) x 13'4" (4.06m) maximum reducing to 6'10" (2.08m) dining room end. A well proportioned room fitted with a range of matching base, drawer and eye level cupboards. Concealed lighting. Polished granite work surfaces with tiled splashbacks. 1½ bowl sink unit with single drainer set within work surface with modern style mixer tap. Fitted double oven/grill. Five ring gas hob with filter/extractor hood over. Integrated upright fridge freezer. Upright storage cupboard. Plumbing and space for washing machine. Further appliance space. Radiator. Space for table and chairs. Deep understair storage cupboard. Inset LED spotlights to ceiling. Double glazed window to front aspect. Double glazed window to rear aspect with outlook over rear garden. Double glazed door providing access and outlook to rear garden.

FIRST FLOOR LANDING

Smoke alarm. Access to roof space. Radiator. Airing cupboard housing hot water tank. Deep linen/storage cupboard with fitted shelving. Double glazed window to front aspect. Door to:

INNER LANDING

Archway opening to:

BEDROOM 1

11'4" (3.45m) x 11'2" (3.40m). A nice and spacious room. Feature high ceiling. Built in bedroom furniture consisting of two double wardrobes. Central dressing table with three drawers either side. Fitted shelving with inset lighting. Television aerial point. Radiator. Double glazed window to front aspect. Door to:

ENSUITE SHOWER ROOM

A matching white suite comprising good size tiled shower enclosure with fitted mains shower unit. Wash hand basin, with mixer tap, set in vanity unit with cupboard space beneath. Low level WC with concealed cistern. Radiator. Tiled floor. Tiled wall surround. Medicine cabinet. Fitted mirror with pelmet lighting. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to side aspect.

From first floor landing, door to:

BEDROOM 2

11'2" (3.40m) excluding door recess x 9'8" (2.95m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 3

10'10" (3.30m) x 7'10" (2.39m) excluding door recess. Radiator. Double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 4

9'8" (2.95m) x 7'0" (2.13m). Radiator. Double glazed window to front aspect with pleasant outlook over neighbouring area and countryside beyond.

From first floor landing, door to:

BATHROOM

A matching white suite comprising 'P' shaped panelled bath with mixer tap, fitted mains shower unit over, curved glass shower screen. Low level WC with concealed cistern. Wash hand basin, with mixer tap, set in vanity unit with range of storage cupboards beneath. Tiled floor. Tiled wall surround. Medicine cabinet with fitted mirror, shelving and inset lighting. Heated ladder towel rail. Extractor fan. LED spotlights to ceiling. Obscure double glazed window to rear aspect.

OUTSIDE

As previously mentioned the property benefits from occupying a fabulous corner plot site with gardens to three sides. Directly to the front elevation is an area of garden laid to decorative stone chippings for ease of maintenance with shrub beds stocked with a variety of young and maturing shrubs and plants. Brick paved dividing pathways leads to the front door. To the left side elevation is a brick paved private driveway providing parking part of which provides access to double garage. To the left side elevation of the garage is a further shrub bed laid to decorative stone chippings stocked with a variety of maturing shrubs and plants. From the driveway a timber framed pergola, with maturing climbing plants and gate, leads to the rear garden.

The rear garden is a particular feature of the property enjoying a south westerly aspect whilst consisting of a brick paved patio with outside lighting and water tap. A good size section of garden laid to decorative stone chippings for ease of maintenance. Additional extensive paved patio with concealed seating area. The rear garden is well stocked with a variety of maturing shrubs, plants and trees. To the right side elevation of the property is a further gravelled pathway with concealed timber shed.

DOUBLE GARAGE

GARAGE ONE

19'8" (5.99m) x 9'0" (2.74m) maximum reducing to 8'6" (2.59m). Power and light. Up and over door providing vehicle access.

GARAGE TWO

19'0" (5.79m) x 8'2" (2.49m). Electric wall heater. Power and light. Electric consumer unit. Courtesy door provides access to rear garden.

TENURE
FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick
Mains: - Water, drainage, electric, gas
Heating: Gas central heating
Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>
Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>
Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>
Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>
Mining: No risk from mining
Council Tax: Band F (East Devon)

DIRECTIONS

Proceeding out of Exeter along Pinhoe Road continue to the very end bearing left onto Main Road Pinhoe. Proceed over the two mini roundabouts and continue straight ahead for approximately one mile turning right signposted 'Broadclyst/Dog Village'. Opposite the school turn left into Woodbury View and take the 2nd left into Green Tree Road and continue bearing left onto Maple Road. Take the 1st left into Ashclyst View and the number 32 is the first house on the right 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 checks 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.

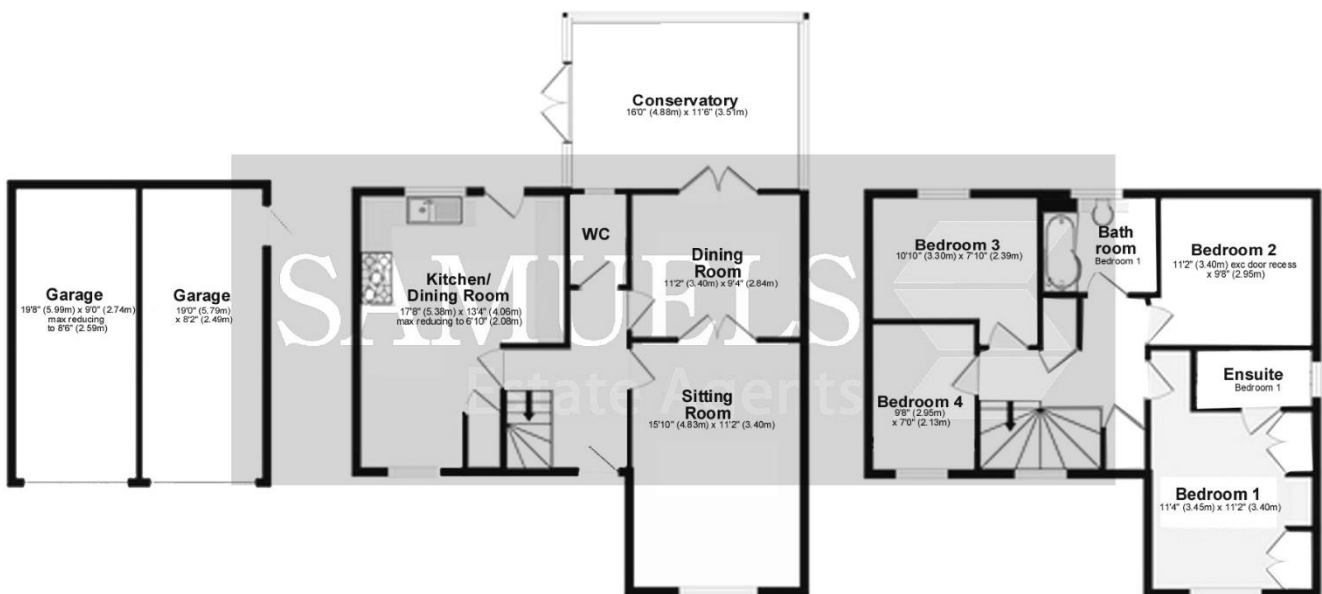
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0326/9167/AV



Floor plan for illustration purposes only – not to scale

