



**114 OLD QUARRY DRIVE  
EXMINSTER  
NEAR EXETER  
EX6 8FE**



**£385,000 FREEHOLD**



A well proportioned four bedroom semi detached family home situated within this popular village location on the outskirts of Exeter. Good decorative order throughout. Four good size bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Ground floor cloakroom. Modern kitchen/dining room. Spacious sitting room. Gas central heating. uPVC double glazing. Private driveway. Good size integral garage. Enclosed rear garden enjoying southerly aspect. Convenient position providing good access to local amenities. Viewing highly recommended.

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

Composite front door, with inset obscure double glazed panels, leads to:

### **RECEPTION HALL**

Laminate wood effect flooring. Radiator. Smoke alarm. Deep understair storage cupboard. Thermostat control panel. Telephone point. Door to:

### **CLOAKROOM**

A modern matching white suite comprising low level WC. Wall hung wash hand basin with modern style mixer tap and tiled splashback. Radiator. Laminate wood effect flooring. Extractor fan.

From reception hall, door to:

### **KITCHEN/DINING ROOM**

12'4" (3.76m) maximum reducing to 9'4" (2.84m) x 12'6" (3.81m) maximum into bay. A modern kitchen fitted with a range of matching gloss fronted base, drawer and eye level cupboards. Work surfaces with splashback. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted double oven/grill. Electric ceramic hob with splashback and filter/extractor hood over. Integrated upright fridge freezer. Integrated washing machine. Fitted dishwasher. Space for table and chairs. Radiator. Inset LED spotlights to ceiling. uPVC double glazed bay window to front aspect.

From reception hall, door to:

### **SITTING ROOM**

19'0" (5.79m) x 11'4" (3.45m). A light and spacious room. Laminate wood effect flooring. Radiator. Television aerial point. Telephone point. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed double opening doors providing access and outlook to rear garden.

### **FIRST FLOOR LANDING**

Access to roof space. Smoke alarm. Radiator. Storage cupboard housing boiler serving central heating and hot water supply. uPVC double glazed window to front aspect. Door to:

### **BEDROOM 1**

11'6" (3.51m) excluding wardrobe space x 10'4" (3.15m). Radiator. Laminate wood effect flooring. Thermostat control panel. Large built in triple wardrobe with mirror fronted doors providing hanging and shelving space. uPVC double glazed window to front aspect. Door to:

### **ENSUITE SHOWER ROOM**

10'4" (3.15m) x 4'10" (1.47m) excluding door recess. A modern matching white suite comprising double width tiled shower enclosure with fitted electric shower unit. Low level WC. Wall hung wash hand basin with modern style mixer tap and tiled splashback. Large fitted mirror. Shaver point. Heated ladder towel rail. Extractor fan. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to rear aspect.

From first floor landing, door to:

### **BEDROOM 2**

12'5" (3.78m) maximum x 10'0" (3.05m) maximum reducing to 8'10" (2.69m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 3**

9'4" (2.84m) x 9'2" (2.79m) maximum. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BEDROOM 4**

9'8" (2.95m) excluding recess x 7'0" (2.13m) excluding door recess. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BATHROOM**

A modern matching white suite comprising panelled bath with modern style mixer tap including shower attachment, glass shower screen and tiled splashback. Low level WC. Wall hung wash hand basin with modern style mixer tap and tiled splashback. Fitted mirror. Shaver point. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan.

### **OUTSIDE**

Directly to the front of the property is a small area of garden laid to decorative stone chippings for ease of maintenance. Pathway leads to the front door with courtesy light. To the left side elevation, adjoining the property, is an:

### **INTEGRAL GARAGE**

19'0" (5.79m) x 10'2" (3.10m). A good size garage with power and light. Up and over door providing vehicle access.

To the left side elevation of the garage is a private brick paved driveway providing additional parking for further vehicle whilst a side gate leads to the rear garden.

The rear garden enjoys a southerly aspect whilst consists of a good size paved patio with outside light and water tap. Pathway and steps lead down to the lower end of the garden which is mostly laid to artificial turf for ease of maintenance. Timber shed. The rear garden is enclosed to all sides.

### **TENURE**

Freehold

## SERVICE CHARGE

We have been advised by our client that there is an annual charge of approximately £250 for the upkeep of communal areas.

## MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas Central Heating

Mobile: Indoors: EE, Three, O2 and Vodafone limited - Outdoors – EE, Three, O2 and Vodafone likely

Broadband: Standard & Ultrafast available.

Flood Risk: River & sea – Very low risk, Surface water – Very Low Risk

Mining: No risk from mining

Council Tax: Band D

## DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout taking the 3rd exit left down into Bridge Road and continue down. At the next roundabout bear left onto Sannerville Way and proceed along taking the right hand turning signposted 'Exminster' and continue along, under the motorway bridge, almost to the brow of the hill turning left into Milbury Farm Meadow. At the 'T' junction turn right into Old Quarry Drive continue down and the property in question will be found 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 on 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 surveyors 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/1124/8796/AV



Total area: approx. 116.5 sq. metres (1254.1 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		