



**30 REDDAWAY DRIVE
EXMINSTER
NEAR EXETER
EX6 8SY**



£400,000 FREEHOLD



A well proportioned detached family home occupying a fabulous position providing good access to local village amenities and bus service into Exeter city centre. Three bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Ground floor cloakroom. Good size sitting room. Separate dining room. Kitchen. uPVC double glazed conservatory. Gas central heating. uPVC double glazing. Driveway providing parking for two vehicles. Garage. Good size enclosed rear garden enjoying a high degree of privacy. Popular village on the outskirts of Exeter. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Canopy entrance. Part obscure double glazed front door leads to:

RECEPTION HALL

Radiator. Door to:

CLOAKROOM

Comprising low level WC. Wall hung wash hand basin with tiled splashback. Radiator. Electric consumer unit. Cloak hanging space. Obscure uPVC double glazed window to front aspect.

From reception hall, door to:

SITTING ROOM

15'6" (4.72m) x 12'5" (3.78m). A well proportioned room. Two radiators. Telephone point. Television aerial point. Marble effect fireplace with raised hearth, inset living flame effect gas fire, fire surround and mantle over. uPVC double glazed window to front aspect. Double glazed sliding patio door provides access to:

CONSERVATORY

11'0" (3.35m) x 9'8" (2.95m). Tiled floor. Radiator. Power and light. uPVC double glazed windows and double opening doors providing access and outlook to rear garden.

From reception hall, door to:

DINING ROOM

10'0" (3.05m) x 9'4" (2.84m) maximum reducing to 7'0" (2.13m). Radiator. uPVC double glazed window to front aspect. Door leads to:

KITCHEN

12'8" (3.86m) maximum x 9'0" (2.74m). Fitted with a range of matching base, drawer and eye level cupboards. Single drainer sink unit with mixer tap. Fitted electric oven. Four ring gas hob with filter/extractor hood over. Plumbing and space for dishwasher. Radiator. Space for upright fridge freezer. Understair storage cupboard. Wall mounted boiler serving central heating and hot water supply. uPVC double glazed window to rear aspect with outlook over rear garden. Double glazed door provides access and outlook to rear garden.

FIRST FLOOR LANDING

Smoke alarm. Access to roof space. Airing cupboard, with fitted shelving, housing lagged hot water cylinder. uPVC double glazed window to rear aspect. Door to:

BEDROOM 1

12'10" (3.91m) maximum x 10'4" (3.15m) excluding door recess. Radiator. Built in double wardrobe. uPVC double glazed window to front aspect with fine outlook over neighbouring area and countryside beyond. Door leads to:

ENSUITE SHOWER ROOM

A matching suite comprising tiled shower enclosure with fitted mains shower unit. Wash hand basin with mixer tap and tiled splashback. Low level WC. Radiator. Extractor fan. Shaver point. Obscure uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

9'10" (3.0m) 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

9'8" (2.95m) x 6'6" (1.98m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BATHROOM

A matching suite comprising panelled bath with mixer tap, fitted mains shower unit over, folding glass shower screen and tiled splashback. Wash hand basin with mixer tap. Low level WC. Shaver point. Obscure uPVC double glazed window to front aspect.

OUTSIDE

To the front of the property is a split driveway providing parking for two vehicles and access to front door. Shaped area of lawn. Flower/shrub beds. The driveway also provides access to:

SINGLE GARAGE

16'10" (5.13m) x 7'10" (2.39m). Power and light. Pitch roof providing additional storage space. Plumbing and space for washing machine. Rear courtesy door provides access to the rear garden, which is a particular feature of the property, consisting of a paved patio. Area of garden laid to decorative stone chippings. Greenhouse. Outside light and water tap. The area of lawned garden extends to the side elevation which is of good size and mostly laid to lawn with circular shaped paved patio. Timber shed. Well stocked shrub beds. The rear garden is enclosed to all sides whilst an additional side gate provides access to front.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Timber frame and brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE, Three, O2, Vodafone all voice & data limited

Mobile: Outdoors – EE, Three, O2 and Vodafone voice & data likely

Broadband: Standard, Superfast & Ultrafast available.

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

Mining: No risk from mining
Council Tax: Band D (Teignbridge)

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout and take the 3rd exit left down into Bridge Road. Turn left at the next roundabout onto Sannerville Way and proceed along taking the 1st right signposted 'Exminster'. Continue under the motorway bridge then 1st right into Reddaway Drive, continue around 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 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.

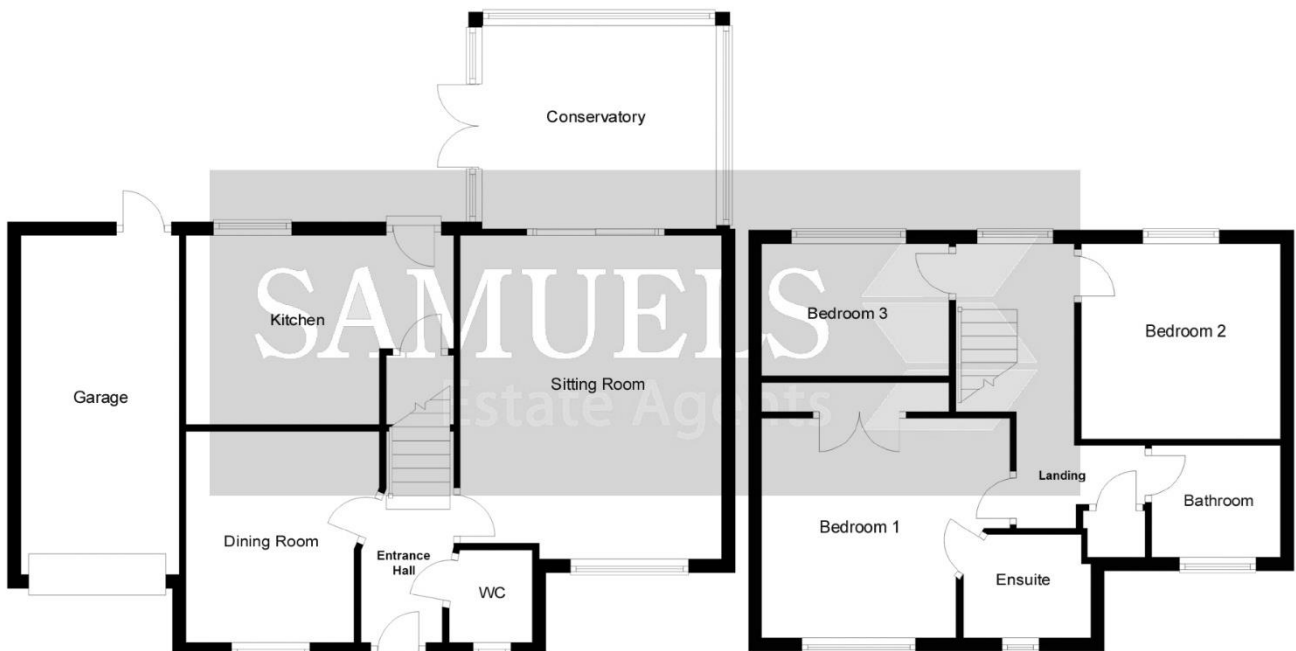
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0425/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		