



**3 THE OLD SMITHY
LONDON ROAD
ROCKBEARE
NEAR EXETER
EX5 2EA**



GUIDE PRICE £500,000 FREEHOLD



An executive style modern detached family house built to a particularly high specification whilst situated within a small exclusive gated development on the outskirts of Exeter providing good access to local amenities, major link roads and mainline railway station. Well proportioned living accommodation comprising four good size bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Sitting room. Spacious modern kitchen/dining/family room. Utility room. Ground floor cloakroom. Good size enclosed rear garden enjoying southerly aspect. Double width driveway. Double garage. A great family home. Viewing highly recommended.

The property is situated on the outskirts of Rockbeare with Rockbeare itself being approximately 5 miles distance from Exeter. The village has a church, pub and excellent primary school.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Large canopy entrance with courtesy light. Attractive part obscure uPVC double glazed front door, with lead effect obscure uPVC double glazed side panel, leads to:

RECEPTION HALL

Quality laminate wood effect flooring. Radiator. Stairs rising to first floor. Thermostat control panel. Inset LED spotlights to ceiling. Smoke alarm. Electric gate intercom. Vacuum outlet. Oak wood door leads to:

SITTING ROOM

16'2" (4.93m) into bay x 11'4" (3.45m). Radiator. Television aerial point. Telephone point. Two wall light points. Lead effect uPVC double glazed bay window to front aspect.

From reception hall, oak wood door leads to:

CLOAKROOM

A modern matching white suite comprising low level WC. Wall hung wash hand basin with modern style mixer tap and cupboard space beneath. Quality laminate wood effect flooring. Radiator. Extractor fan. Lead effect obscure uPVC double glazed window to front aspect.

From reception hall, glass paned oak door leads to:

KITCHEN/DINING/FAMILY ROOM

25'2" (7.67m) x 15'6" (4.72m) maximum reducing to 13'6" (4.11m) kitchen end.

Kitchen – A light and spacious room with quality fitted kitchen comprising an extensive range of gloss front base, drawer and eye level cupboards. Quartz work surfaces with matching splashback. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted four ring induction hob with filter/extractor hood over. Integrated double oven/grill. Integrated fridge. Integrated freezer. Integrated dishwasher. Central island with wood work surface incorporating breakfast bar and storage cupboards beneath including wine cooler. Open plan to:

Dining/Family area – Ample space for table and chairs, sofa etc. Laminate wood effect flooring. Inset LED spotlights to ceiling. Satellite point. Deep understair storage cupboard. Two uPVC double glazed windows to rear aspect with outlook over rear garden. uPVC double glazed double opening doors, with matching full height side windows, providing access and outlook to rear garden.

From kitchen area, oak door leads to:

UTILITY ROOM

6'8" (2.03m) x 5'10" (1.78m). Again quality gloss fronted base and eye level cupboards. Single drainer sink unit with modern style mixer tap. Quartz work surfaces with matching splashback. Plumbing and space for washing machine. Further appliance space. Tiled floor. Radiator. Obscure uPVC double glazed door to side elevation providing access to private driveway.

FIRST FLOOR LANDING

Radiator. Smoke alarm. Access, via retractable wooden ladder, to fully insulated roof space with electric light. Vacuum outlet. Oak wood door leads to:

BEDROOM 1

12'8" (3.86m) excluding door recess x 13'8" (4.17m) maximum into wardrobe space. Large built in double wardrobe. Radiator. Inset LED spotlights to ceiling. Lead effect uPVC double glazed window to front aspect. Oak door leads to:

ENSUITE SHOWER ROOM

A modern matching white suite comprising double width tiled shower enclosure with fitted mains shower including separate shower attachment, toughened glass enclosure. Wall hung wash hand basin with modern style mixer tap. Low level WC. Tiled wall surround. Tiled floor. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to side aspect.

From first floor landing, oak wood door leads to:

BEDROOM 2

12'4" (3.76m) x 11'0" (3.35m) maximum into wardrobe space. Large built in double wardrobe. Radiator. Lead effect uPVC double glazed window to front aspect.

From first floor landing, oak wood door leads to:

BEDROOM 3

12'8" (3.86m) x 8'7" (2.62m). Radiator. uPVC double glazed window to rear aspect with pleasant outlook over rear garden, neighbouring area and countryside beyond.

From first floor landing, oak wood door leads to:

BEDROOM 4

9'4" (2.84m) x 8'4" (2.54m). Radiator. uPVC double glazed window to rear aspect again offering fine outlook over rear garden, neighbouring area and countryside beyond.

From first floor landing, door to:

BATHROOM

12'4" (3.76m) x 6'4" (1.93m). A luxury modern matching white suite comprising jacuzzi style panelled bath with modern style mixer tap, mains fitted shower unit over and toughened glass shower screen. Low level WC. Wash hand basin with modern style mixer tap. Heated ladder towel rail. Part decorative tiled walls. Tiled floor. Inset LED spotlights to ceiling. Extractor fan. Linen/storage cupboard. obscure uPVC double glazed window to rear aspect.

OUTSIDE

This exclusive development is approached via a pillared entrance with electronically operated double opening gates that lead to a paved communal driveway in turn providing direct access to 3 The Smithy. The front garden consists of two gravelled shrub beds with dividing block paved pathway leading to the front door. To the left side elevation is an attractive block paved double width driveway providing comfortable parking for two vehicles with side courtesy light and access to:

DOUBLE GARAGE

19'6" (5.94m) x 17'6" (5.33m). A good size double garage with pitched roof providing additional storage space. Power and light. Electronically operated roller front door providing vehicle access. Wall mounted boiler serving central heating and hot water supply (LPG fired). Wall mounted vacuum cleaning cylinder/system. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed door provides access to rear garden.

The rear garden is a particular feature of the property providing a high degree of privacy whilst enjoying a southerly aspect. Consisting of an attractive paved patio with outside lighting and water tap. Timber decked pathway leads to a raised timber decked terrace, with external power point, again providing a high degree of privacy and opening to a good size shaped area of almost level lawn with surrounding flower/shrub beds stocked with a variety of maturing shrubs, plants and trees. Brick built barbecue. The rear garden is enclosed to all sides whilst a side gate provides pedestrian access.

**TENURE
FREEHOLD****MAINTENANCE CHARGE**

There is a charge in place of £278 per annum for the maintenance of the communal areas.

DIRECTIONS

Proceeding out of Exeter (J30/A30) continue to the traffic light junction and turn left signposted 'Science Park'. Continue along this road, through the village of Clyst Honiton, and proceed straight ahead and continue for approximately 1½ miles and proceed straight ahead over the three Cranbrook roundabouts and continue onto the Rockbeare straight/London Road. The Old Smithy will be found a short way along on the right hand side (just past the garage).

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.

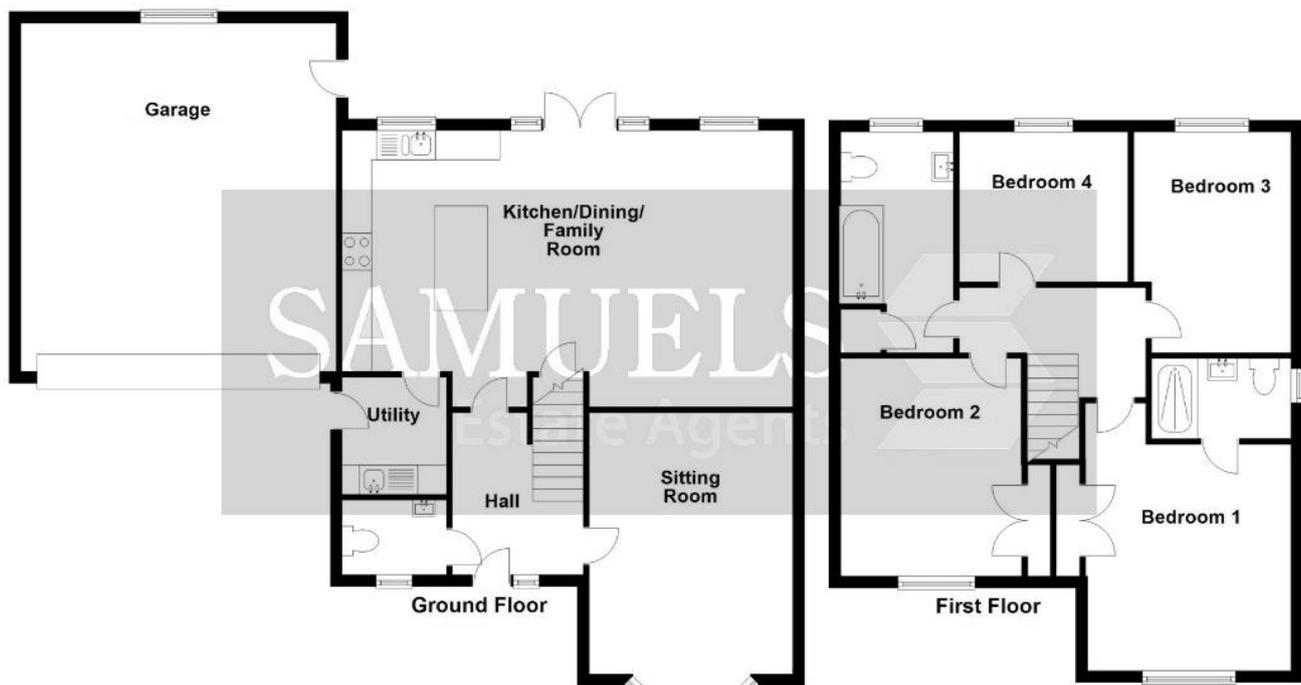
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0623/8444/AV



Total area: approx. 160.7 sq. metres (1729.4 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		