



**78 BERRYBROOK MEADOW
EXMINSTER
NEAR EXETER
EX6 8UA**



£525,000 FREEHOLD



A beautifully presented Redrow built modern detached family home occupying a delightful position with pleasant outlook over neighbouring area and beyond. Presented in superb decorative order throughout. Four bedrooms. Refitted ensuite shower room to master bedroom. Spacious refitted modern family bathroom. Reception hall. Ground floor cloakroom. Well proportioned light and spacious lounge/dining room. Modern kitchen/breakfast room. Utility room. Double width driveway. Garage. Enclosed level rear garden enjoying southerly aspect. Popular village location on the outskirts of Exeter. A great family home. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

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

RECEPTION HALL

Decorative tiled flooring. Radiator. Stairs rising to first floor. Smoke alarm. Door to:

LOUNGE/DINING ROOM

26'8" (8.13m) x 11'10" (3.61m) reducing to 9'8" (2.95m) dining room end. A light and spacious room. Two radiators. Television aerial point. Telephone point. Lead effect uPVC double glazed bay window to front aspect with pleasant outlook over neighbouring field. Wood effect tiled flooring to dining room area. uPVC double glazed double opening doors, with matching full height side panel, provides access and outlook to rear garden. Door to kitchen.

From reception hall, door to:

CLOAKROOM

A refitted modern matching white suite comprising low level WC with concealed cistern. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath and tiled splashback. Decorative tiled flooring. Radiator. Obscure uPVC double glazed window to side aspect.

From reception hall, door to:

KITCHEN/BREAKFAST ROOM

16'0" (4.88m) x 8'10" (2.69m) excluding inner lobby. A quality fitted modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Fitted range cooker with double width filter/extractor hood over. Wood effect roll edge work surfaces with tiled splashbacks. 1½ bowl sink unit with single drainer and modern style mixer tap. Integrated Bosch dishwasher. Understairs storage cupboard. Space for Double width fridge freezer. Wood effect tiled flooring with underfloor heating. uPVC double glazed window to side aspect. uPVC double glazed window to rear aspect with outlook over rear garden. Opening to:

INNER LOBBY

Storage cupboard. Recess for large wine cooler. Wood effect tiled flooring. Door leads to:

UTILITY ROOM

5'8" (1.73m) x 5'0" (1.52m). Single drainer sink unit with modern style mixer tap. Wood effect roll edge work surface with tiled splashback. Matching base and eye level cupboards. Plumbing and space for washing machine. Further appliance space. Wall mounted boiler serving central heating and hot water supply. Radiator. Wood effect tiled flooring. Obscure uPVC double glazed door provides access to rear garden.

FIRST FLOOR LANDING

Access to roof space. Door to:

BEDROOM 1

17'10" (5.44m) excluding door recess x 10'10" (3.30m) maximum into wardrobe space. Range of built in wardrobes providing hanging and shelving space. Radiator. Lead effect uPVC double glazed window to front aspect offering fine outlook over neighbouring fields and beyond. Door to:

ENSUITE SHOWER ROOM

A refitted modern matching white suite comprising glass shower enclosure with fitted mains shower unit including separate shower attachment. Wash hand basin, with modern style mixer tap, set in vanity unit with range of storage cupboards beneath. Low level WC with concealed cistern. Part tiled walls. Shaver point. Heated ladder towel rail. Extractor fan. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to side aspect.

From first floor landing, door to:

BEDROOM 2

13'4" (4.06m) maximum into wardrobe space x 12'4" (3.76m). Range of built in wardrobes providing hanging and shelving space. Radiator. Lead effect uPVC double glazed window to front aspect again offering fine outlook over neighbouring fields and beyond.

From first floor landing, door to:

BEDROOM 3

13'2" (4.01m) maximum x 8'4" (2.54m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 4

8'10" (2.69m) x 6'6" (1.98m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

FAMILY BATHROOM

9'2" (2.79m) x 5'8" (1.73m). A refitted modern matching white suite comprising panelled bath with central mixer tap. Low level WC with concealed cistern. Wash hand basin, with modern style mixer tap, set in vanity unit with range of storage cupboards beneath. Glass shower enclosure with fitted mains shower unit including separate shower attachment. Tiled wall surround. Heated ladder towel rail. Laminate wood effect flooring. Inset LED spotlights to ceiling. Extractor fan. Shaver point. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is a double width driveway providing parking for two vehicles. The front garden is mostly laid to decorative stone chippings to provide additional parking for further vehicles if required. Access to front door with outside lighting. Access to:

GARAGE

16'10" (5.13m) x 8'4" (2.54m). With power and light. Up and over door providing vehicle access. Side courtesy door.

To the right elevation of the property is a pathway and side gate in turn providing access to the rear garden, which is a particular feature of the property, consisting of an attractive brick paved patio with outside lighting and water tap and leading to a neat shaped area of level lawn. Side shrub beds well stocked with a variety of maturing shrubs, plants, bushes and trees. To the lower end of the garden is an area laid to decorative stone chippings with child's climbing frame with slide and two swings (included in sale). 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 – EE, Three, O2 and Vodafone voice and data limited

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

Broadband: Standard, Superfast & Ultrafast available.

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

Mining: No risk from mining

Council Tax: Band E (Teignbridge)

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout and take the 3rd exit left down into Bridge Road. At the next roundabout bear left onto Sannerville Way and continue along this road ignoring the 1st turning right to Exminster and proceed along to the mini roundabout. Take the last exit left into the village of Exminster and at the next roundabout take the 3rd exit left into Berrybrook Meadow and continue straight ahead to the end of the road and bear left where 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.

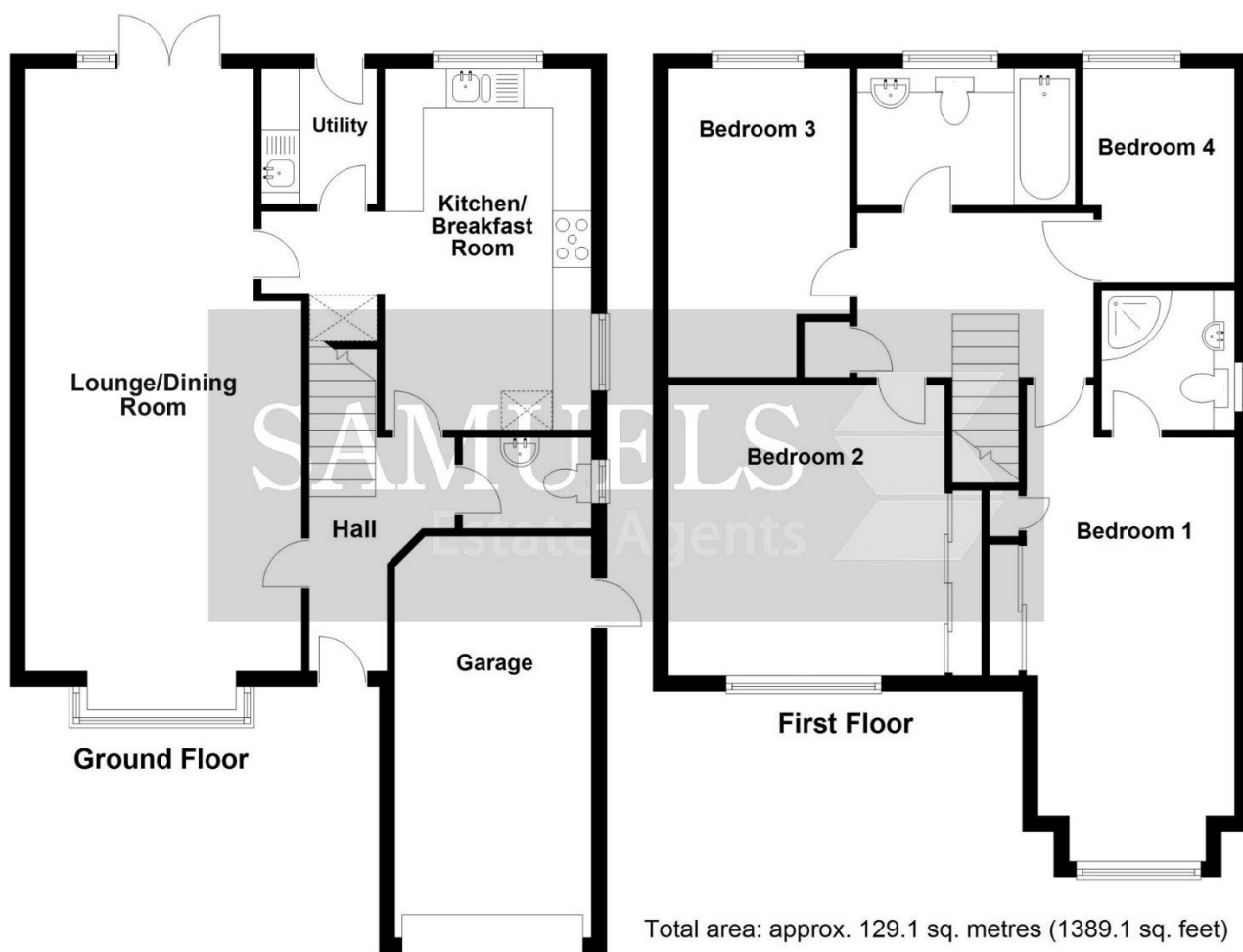
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0325/8898/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		