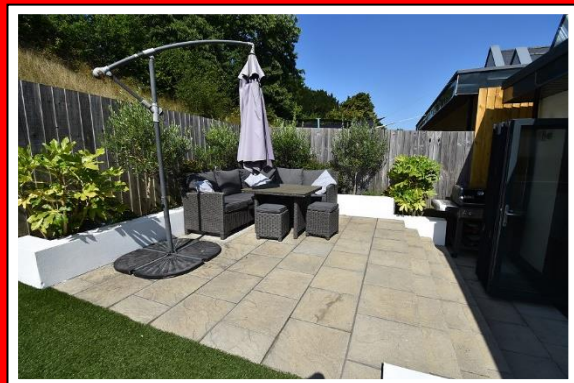
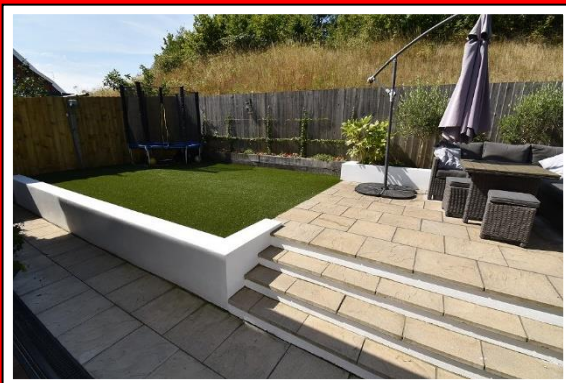




**25 MILBURY FARM MEADOW  
EXMINSTER  
NEAR EXETER  
EX6 8FF**



**OFFERS IN THE REGION OF £400,000 FREEHOLD**



**A well presented much improved and extended semi detached family home located within this popular village location on the outskirts of Exeter. Four bedrooms. Dressing room and ensuite shower room to master bedroom. Family bathroom. Reception hall. Cloakroom. Study/family room. Large sitting room. Fabulous light and spacious modern kitchen/dining/family room. Utility room. Gas central heating. uPVC double glazing. Delightful enclosed landscaped rear garden enjoying south westerly aspect. Private driveway. Garage. A great family home. No chain. Viewing recommended.**

**Photographs that are shown were taken when the property was occupied – the property is now vacant**

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

Canopy entrance. Composite front door, with inset obscure double glazed glass panel and matching full height side panel, leads to:

**RECEPTION HALL**

Radiator. Quality laminate wood effect flooring. Stairs rising to first floor. Thermostat control panel. Telephone point. Smoke alarm. Door to:

**CLOAKROOM**

A modern matching white suite comprising low level WC. Wash hand basin with tiled splashback and modern style mixer tap. Radiator. Quality laminate wood effect flooring. Obscure uPVC double glazed window to front aspect.

From reception hall, door to:

**STUDY/FAMILY ROOM**

12'2" (3.71m) into bay x 10'4" (3.15m). A useful room to provide a number of uses. Quality laminate wood effect flooring. Radiator. Television aerial point. uPVC double glazed bay window, with window seat, to front aspect.

From reception hall, door to:

**SITTING ROOM**

18'10" (5.74m) x 15'8" (4.78m). A spacious room with three radiators. Television aerial point. Quality laminate wood effect flooring. Inset LED spotlights to ceiling. Smoke alarm. Large square opening to:

**KITCHEN/DINING ROOM/FAMILY ROOM**

27'0" (8.23m) x 12'0" (3.66m). An impressive open plan spacious living space fitted with a quality modern kitchen comprising range of white gloss fronted base, drawer and eye level cupboards incorporating large island with breakfast bar. Single drainer sink unit set within quartz work surface. AEG oven. AEG microwave/grill with warming plate. AEG electric hob. Integrated upright fridge freezer. Integrated dishwasher. Two pull out larder cupboards. Feature vertical radiator. Ample space for table and chairs. Quality laminate wood effect flooring. Inset LED spotlights to ceiling. Two electrically operated Velux windows to ceiling. Full height double glazed window to rear aspect with outlook over rear garden. Double glazed Bi-folding double opening doors providing access and outlook to rear garden. Door to:

**UTILITY ROOM**

8'8" (2.64m) x 6'0" (1.83m). Fitted wood effect roll edge work surface with base cupboard. Plumbing for washing machine. Further appliance space. Space for double width fridge freezer. Upright storage cupboards. Wall mounted boiler serving central heating and hot water supply. Quality laminate wood effect flooring. Extractor fan. Smoke alarm. Door to integral garage.

**FIRST FLOOR LANDING**

Access to roof space. Radiator. Smoke alarm. Airing cupboard, with fitted shelf, housing hot water tank. Door to:

**BEDROOM 1**

10'5" (3.18m) x 9'6" (2.90m) excluding dressing room space. Television aerial point. Radiator. Thermostat control panel. uPVC double glazed window to rear aspect. Open plan to:

**DRESSING ROOM**

Radiator. Range of built in wardrobes to one wall providing hanging and shelving space. Obscure uPVC double glazed window to front aspect. Door leads to:

**ENSUITE SHOWER ROOM**

A modern matching white suite comprising double width tiled shower enclosure with fitted mains shower unit. Wash hand basin with modern style mixer tap. Low level WC. Shaver point. Half height tiled wall surround. Heated ladder towel rail. Shaver point. Extractor fan.

From first floor landing, door to:

**BEDROOM 2**

12'10" (3.91m) x 11'2" (3.40m) maximum. Radiator. uPVC double glazed window to rear aspect.

From first floor landing, door to:

**BEDROOM 3**

12'10" (3.91m) x 11'2" (3.40m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

**BEDROOM 4**

9'2" (2.79m) x 7'0" (2.13m). Radiator. uPVC double glazed window to rear aspect.

From first floor landing, door to:

**BATHROOM**

A modern matching white suite comprising panelled bath with mixer tap, fitted mains shower unit over, glass shower screen and tiled splashback. Wash hand basin with modern style mixer tap. Low level WC. Half height tiled wall surround. Shaver point. Heated ladder towel rail. Extractor fan. Obscure uPVC double glazed window to front aspect.

**OUTSIDE**

To the front of the property is a walled area of garden mostly laid to decorative stone chippings for ease of maintenance. Maturing firs. A dividing pathway leads to the front door with courtesy light. To the left side elevation is a private driveway providing parking for one vehicle in turn providing access to:

**GARAGE**

13'0" (3.96m) x 9'0" (2.74m) (restricted length). With power and light. Electric consumer unit. Additional consumer unit providing external power for hot tub. Courtesy door to utility room.

To the left side elevation of the garage is a pathway with side gate providing access to the rear garden which has been landscaped by the present vendor to consist of an attractive raised paved patio. Section of garden laid to artificial turf to provide ease of maintenance. Raised flower/shrub beds. The rear garden is enclosed to all sides and enjoys a south westerly aspect.

**TENURE**

**FREEHOLD**

**SERVICE/MAINTENANCE CHARGE**

We have been advised by our client that the current charge is £124 payable every 6 months for the maintenance of communal areas.

**COUNCIL TAX**

Band D (Teignbridge)

#### DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout and take the exit left down into Bridge Road. At the next roundabout bear left onto Sannerville Way and continue along taking the 1<sup>st</sup> right hand turning signposted 'Exminster'. Continue into the village taking the 1<sup>st</sup> left into Milbury Farm Meadow, at the 'T' junction turn left and the property in question will be found a short way along on the left hand side.

#### VIEWING

Strictly by appointment with the Vendors Agents.

**SAMUELS ESTATE AGENTS, 38 LONGBROOK STREET, EXETER, EX4 6AE**  
**TELEPHONE 01392 494999 : EMAIL: info@samuelsagents.co.uk**

#### 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.

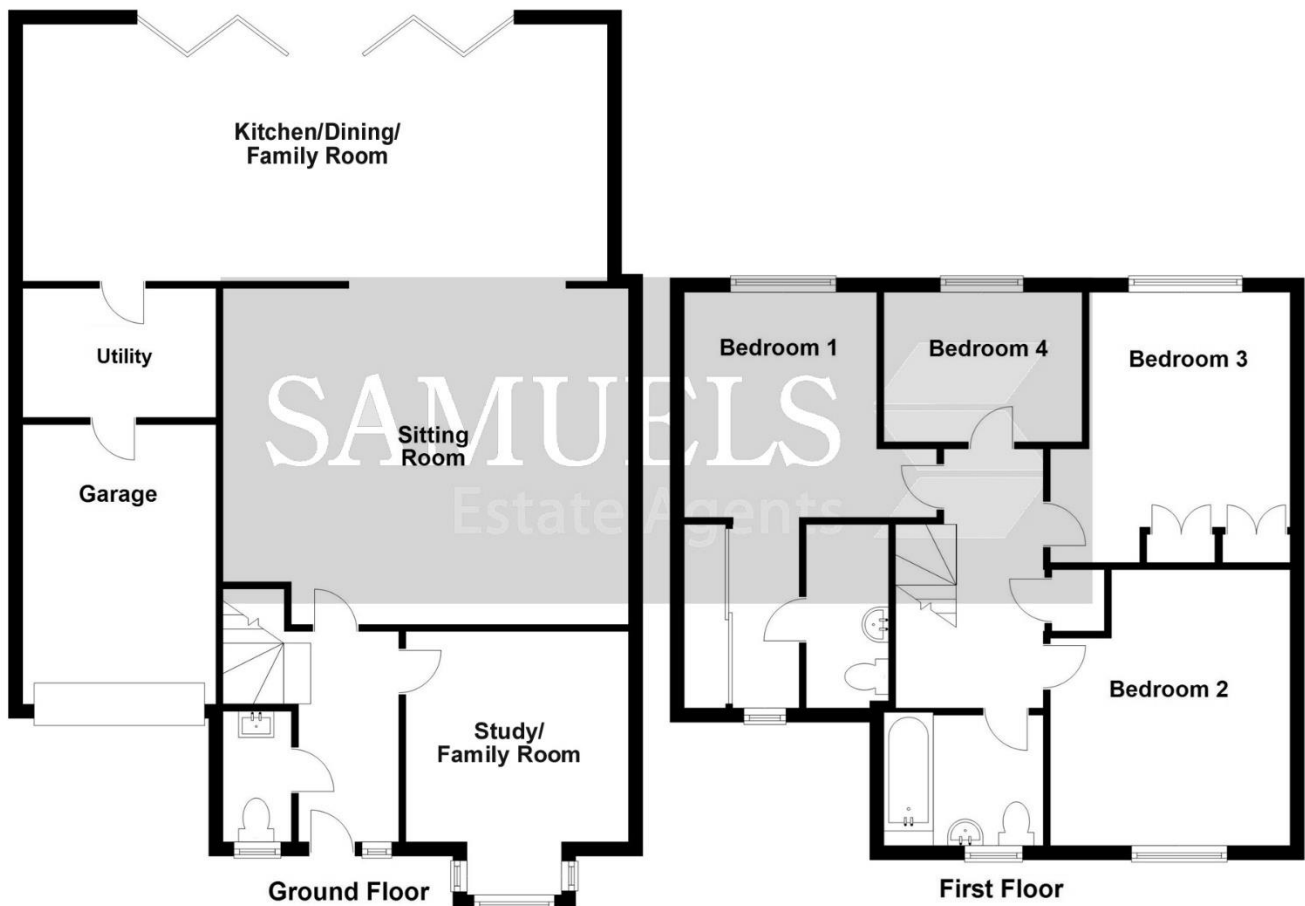
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

#### 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/0626/8659/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		