



**4 CONIFER MEWS
CLYST HEATH
EXETER
EXE 7TE**

PROOF COPY



GUIDE PRICE £300,000-£325,000 FREEHOLD



A well appointed modern family home occupying a delightful pedestrianised location within close proximity to local amenities, railway station and major link roads. Presented in good decorative order throughout. Three bedrooms. Ensuite shower/wet room to master bedroom. Family bathroom. Reception hall. Ground floor cloakroom. Sitting room. Modern kitchen/dining room. uPVC double glazed conservatory. Gas central heating. uPVC double glazing. Enclosed walled rear garden enjoying a south westerly aspect. Garage and parking. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Canopy entrance. Courtesy light. Front door leads to:

RECEPTION HALL

Laminate wood effect flooring. Radiator. Stairs rising to first floor. Smoke alarm. uPVC double glazed window to side aspect. Door to:

CLOAKROOM

Comprising Low level WC. Wash hand basin. Tiled splashback. Radiator. Electric consumer unit. Obscure uPVC double glazed window to front aspect.

From reception hall, door to:

SITTING ROOM

15'8" (4.78m) x 11'4" (3.45m) maximum. Laminate wood effect flooring. Telephone point. Television aerial point. Two Radiators. Understair storage cupboard. uPVC double glazed window to front aspect. Thermostat control panel. Door to:

KITCHEN/DINING ROOM

14'10" (4.52m) x 8'8" (2.64m) A modern kitchen fitted with a range of matching base drawer and eye level cupboards. Granite effect roll edge work surfaces. Decorative tiled splashbacks. Fitted electric double oven/grill. Four ring electric hob with filter/extractor hood over. Integrated upright fridge freezer. Integrated washing machine. Integrated dishwasher. Radiator. Wall mounted boiler serving central heating and hot water supply. Space for table and chairs. uPVC double glazed window to rear aspect. double glazed patio door provides access to:

CONSERVATORY

11'10" (3.61m) x 10'10" (3.30m) maximum. A spacious conservatory with dwarf wall. Pitched polycarbonate roof. Two double PowerPoints. Tiled floor. uPVC double glazed windows and double opening doors provide access and outlook to rear garden.

FIRST FLOOR LANDING

Access to roof space. Smoke alarm. Radiator. Deep airing cupboard housing lagged hot water cylinder and fitted shelving. uPVC double glazed window to side aspect. door to:

BEDROOM 1

15'0" (4.57m) maximum x 8'6" (2.59m). Radiator. range of wardrobes (included in the sale). uPVC double glazed window to front aspect. door to:

ENSUITE SHOWER/WET ROOM

Comprising tiled shower area with fitted mains shower unit. Wash hand basin set in vanity unit with cupboard space beneath. Tiled splashback. Radiator. Shaver point. Extractor fan. Obscure uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

10'10" (3.30m) x 8'2" (2.49m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 3

8'10" (2.69m) x 6'5" (1.96m) 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 a shower attachment. Fitted electric shower unit over. Glass shower screen. Tiled splashback. Low level WC. Wash hand basin. Tiled splashback. Shaver point. Heated ladder towel rail. Extractor fan.

OUTSIDE

From the front of the garden is an area which is laid to decorative stone chippings for ease of maintenance. The rear garden enjoys a South westerly aspect and is mostly laid to lawn. the rear garden is enclosed to all sides whilst a side gate provides pedestrian access in turn providing access to garage (4th garage from the left). The property also benefits from a private allocated parking space which is situated to the left side of the garage block.

TENURE

Freehold

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

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

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

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout and take the 1st exit left onto Rydon Lane (inner by pass) proceed straight ahead passing Pynes Hill business park and at the next set of traffic lights turn right signposted 'Superstore' continue down and at the roundabout take the first left into Digby Drive continue down taking the 2nd right into Clyst Heath at the T junction turn right and continue along where Conifer Mews will be found a short way a long 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.

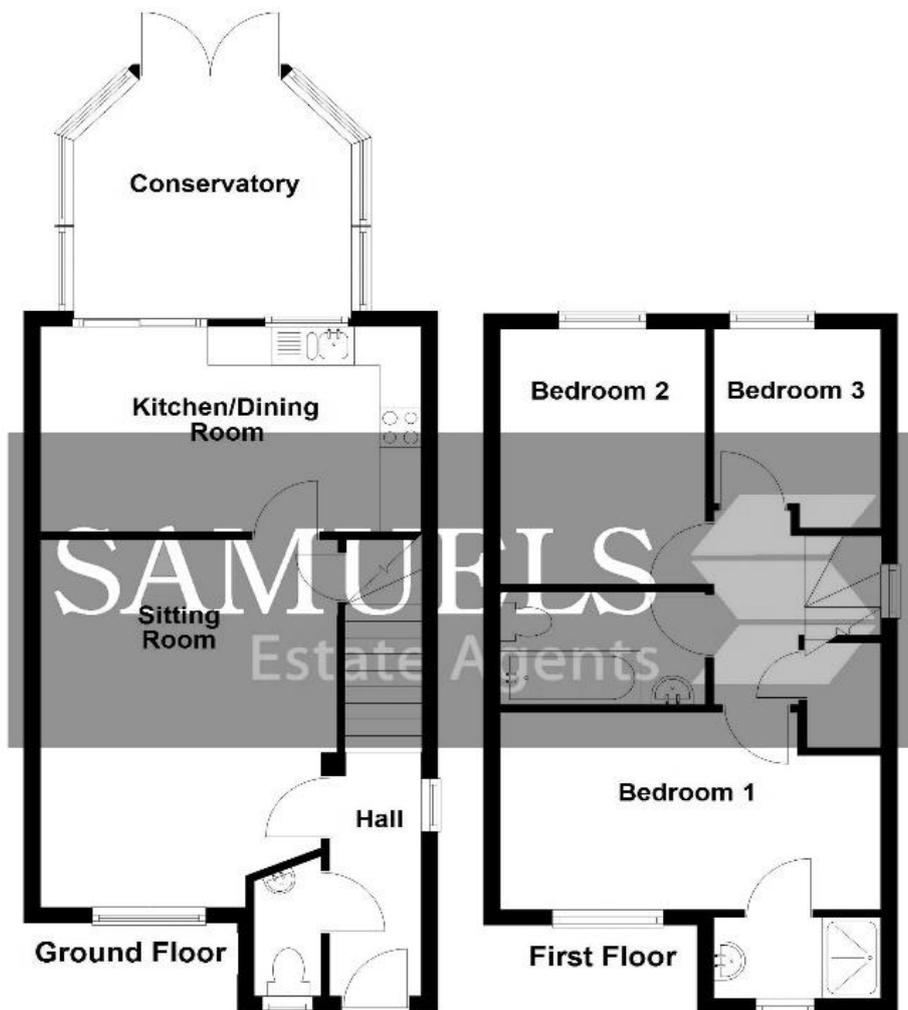
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0924/8736/AV



Total area: approx. 83.1 sq. metres (894.9 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		