



**29 PRIDHAMS WAY
EXMINSTER
NEAR EXETER
EX6 8TA**

PROOF COPY



OFFERS IN EXCESS OF £410,000 FREEHOLD



A deceptively spacious much improved and extended semi detached family home located within this popular village on the outskirts of Exeter. Presented in good decorative order throughout. Four good size bedrooms. Ensuite shower room to master bedroom. Spacious family bathroom. Reception hall. Ground floor cloakroom. Sitting room. Large open plan modern kitchen/dining/family room. Utility room. Double width driveway. Garage/store. Enclosed rear garden providing a high degree of privacy. Highly convenient position providing good access to local village amenities and major link roads. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part obscure uPVC double glazed front door leads to:

RECEPTION HALL

Two radiators. Laminate wood effect flooring. Cloak hanging space. Electric consumer unit. Stairs rising to first floor. Smoke alarm. Door to:

CLOAKROOM

A modern matching white suite comprising low level WC. Wall hung wash hand basin with modern style mixer tap and tiled splashback. Radiator. Laminate wood effect flooring. Cloak hanging space. Extractor fan. Obscure uPVC double glazed window to front aspect.

From reception hall, door to:

SITTING ROOM

15'2" (4.62m) x 14'10" (4.52m) maximum reducing to 11'10" (3.61m). Laminate wood effect flooring. Television aerial point. Radiator. uPVC double glazed window to front aspect. Door to:

KITCHEN/DINING/FAMILY ROOM

26'0" (7.92m) x 16'4" (4.98m) maximum reducing to 10'2" (3.10m). A fabulous light and spacious open plan room comprising modern kitchen fitted with a range of gloss fronted base, drawer and eye level cupboards. Marble effect roll edge work surfaces, incorporating breakfast bar, with matching splashbacks. Single drainer sink unit with traditional style mixer tap. Space for electric cooker with tiled splashback and filter/extractor hood over. Plumbing and space for dishwasher. Space for upright fridge freezer. uPVC double glazed window to rear aspect with outlook over rear garden. Laminate wood effect flooring. Two radiators. Smoke alarm. uPVC double glazed double opening doors providing access and outlook to rear garden. additional uPVC double glazed double opening doors, with matching full height side windows, providing access and outlook to rear garden. ample space for table and chairs, sofa etc. Door leads to:

UTILITY ROOM

10'0" (3.05m) maximum x 6'0" (1.83m). Single drainer sink unit with mixer tap set within marble effect roll edge work surface with tiled splashback and base cupboard under. Two matching eye level cupboards. Plumbing and space for washing machine. Further appliance space. Wall mounted boiler serving central heating and hot water supply. Laminate wood effect flooring. interconnecting door leads to garage/store.

FIRST FLOOR LANDING

Access, via retractable wooden ladder, to roof insulated and part boarded space. Access point to additional insulated roof space with electric light. Smoke alarm. Linen/storage cupboard with fitted shelving. Airing cupboard, with fitted shelving, housing hot water tank. Door to:

BEDROOM 1

13'10" (4.22m) excluding wardrobe space x 10'0" (3.05m). Radiator. Built in triple wardrobe. uPVC double glazed window to front aspect with outlook over neighbouring area, parts of village and beyond. Door leads to:

ENSUITE SHOWER ROOM

A matching white suite comprising shower enclosure with fitted mains shower unit. Low level WC. Wash hand basin with modern style mixer tap and tiled splashback. Heated ladder towel rail. Obscure uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

12'4" (3.76m) excluding wardrobe space x 8'2" (2.49m). Built in double wardrobe. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 3

11'0" (3.35m) x 8'6" (2.59m). Radiator. uPVC double glazed window to front aspect with outlook over neighbouring area, parts of village and beyond.

From first floor landing, door to:

BEDROOM 4

10'0" (3.05m) x 9'0" (2.74m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BATHROOM

9'2" (2.79m) x 6'6" (1.98m). A spacious modern bathroom comprising 'P' shaped panelled bath with curved glass shower screen, modern style mixer tap and fitted mains shower unit over. Low level WC with concealed cistern. Wash hand basin, with modern style mixer tap, set in vanity unit with range of cupboards and drawer space beneath. Heated ladder towel rail. Extractor fan. uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is an area of garden laid to decorative chipped slate for ease of maintenance with flower/shrub bed. A double width driveway provides parking for two vehicles. Additional area laid to decorative chipped slate. Bin store. Access to:

GARAGE/STORE

9'6" (2.90m) x 8'8" (2.64m). With electronically operated up and over front door. Power and light. Door provides access to property.

The rear garden provides a high degree of privacy whilst consists of a good size paved patio with two outside lights and water tap. Retaining wall with side steps that lead to a shaped area of level lawn with raised flower/shrub beds. The rear garden is enclosed on all sides whilst a rear gate provides pedestrian access.

TENURE FREEHOLD

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout and take the 3rd exit down into Bridge Road. Proceed along and at the roundabout bear left onto Sannerville Way continue along taking the 1st right signposted 'Exminster', continue under the motorway bridge and turn right into Reddaway Drive continue around taking the 2nd left into Pridhams Way. Proceed down where the property in question will be found towards the end of the cul-de-sac 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.

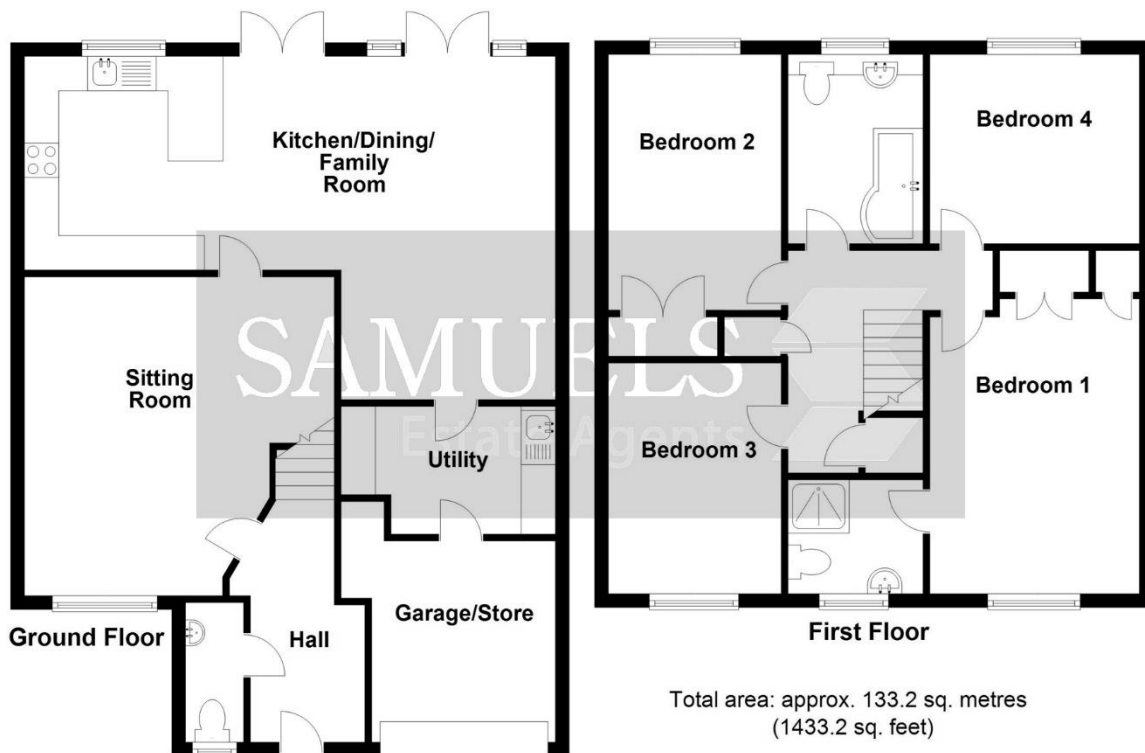
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0923/8497/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	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		