



**48 DART AVENUE
SEABROOK ORCHARDS
EXETER
EX2 7FX**

PROOF COPY



£625,000 FREEHOLD



A truly stunning five-bedroom detached family home occupying a fabulous position within this highly sought-after residential development convenient to local amenities, major link roads and Topsham Town. Offering versatile living accommodation over three floors including a ground floor cloakroom, large separate sitting room, open plan, modern kitchen, dining and family area with separate utility. Four/five bedrooms, two with en suite and dressing rooms and further family bathroom. A delightful enclosed landscaped rear garden. Good sized detached garage, with private driveway and parking. Fine outlook and views over neighbouring area and beyond. A great family home offered with no onward chain. Viewing is highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Large covered entrance with courtesy light. Composite front door, with inset obscure double glazed panels, leads to:

RECEPTION HALL

Amtico vinyl flooring. Radiator. Stairs rising to first floor. Cloak hanging space. Electric consumer unit. Thermostat control panel. 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. Amtico vinyl flooring. Heated ladder towel rail. Extractor fan.

From reception hall, door to:

SITTING ROOM

20'2" (6.15m) x 12'11" (3.94m) maximum into bay. A light and spacious room. Two radiators. uPVC double glazed window, with window shutters, to front aspect with outlook over neighbouring area and beyond. uPVC double glazed bay window, with window shutters, to side aspect with outlook over neighbouring area.

From reception hall, door to:

KITCHEN/DINING/FAMILY ROOM

20'2" (6.15m) x 17'2" (5.23m) (maximum reducing to 10'8" (3.25m)). A fabulous light and spacious room with modern kitchen fitted with a range of matching white gloss fronted base, drawer and eye level cupboards. Quartz work surfaces with matching splashback. 1½ bowl sink unit with singled drainer and modern style mixer tap set within quartz work surface. AEG induction hob with double width AEG filter/extractor hood over. Fitted AEG double electric oven/grill with integrated upright fridge freezer. Integrated AEG dishwasher. Upright larder cupboard. Radiator. Inset LED spotlights to ceiling. Amtico vinyl flooring. Two radiators. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed window to front aspect with outlook over neighbouring area and beyond. Ample space for table and chairs, sofa etc. Television aerial point. uPVC double glazed double opening French doors, with matching full height side windows, providing access and outlook to rear garden. Doorway opens to:

UTILITY ROOM

7'6" (2.29m) x 4'8" (1.42m). Matching white gloss fronted eye level cupboards. Quartz worktop with matching splashback. Plumbing and space for washing machine. Space for fridge. Radiator. Wall mounted boiler serving central heating and hot water supply. Cloak hanging space. Deep storage cupboard. Part double glazed composite door to side elevation.

FIRST FLOOR LANDING

Radiator. Smoke alarm. Stairs leading to second floor. Airing cupboard, with fitted shelf, housing hot water tank. Door to:

BEDROOM 1

12'0" (3.66m) x 11'2" (3.40m). A lovely light room. Radiator. Thermostat control panel. uPVC double glazed windows to both front and side aspects with outlook over neighbouring area and beyond. Door leads to:

DRESSING ROOM

7'10" (2.39m) x 6'8" (2.03m) into wardrobe space. Range of built in wardrobes with mirror fronted doors providing ample hanging and shelving space. Radiator. uPVC double glazed window to side aspect with outlook over neighbouring area.

From bedroom 1, door leads to:

ENSUITE SHOWER ROOM

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

From first floor landing, door to:

BEDROOM 4

13'8" (4.17m) maximum x 8'2" (2.49m). Radiator. uPVC double glazed window to side aspect with pleasant outlook over rear garden, neighbouring area and beyond.

From first floor landing, door to:

BEDROOM 3

11'10" (3.61m) maximum x 10'5" (3.18m) maximum ('L' shaped room). Radiator. uPVC double glazed window to front aspect with outlook over neighbouring area and beyond.

From first floor landing, door to:

BATHROOM

7'10" (2.39m) x 6'4" (1.93m). A modern matching white suite comprising panelled bath with modern style mixer tap including shower attachment, tiled splashback and fitted glass shower screen. Low level WC. Wall hung wash hand basin with modern style mixer tap and tiled splashback. Medicine cabinet. Tiled floor. Heated ladder towel rail. Shaver point. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to front aspect.

SECOND FLOOR LANDING

A spacious landing incorporating an ideal study area with double power point and radiator. Smoke alarm. uPVC double glazed window to front aspect with outlook over neighbouring area and beyond. Door to:

BEDROOM 2

15'5" (4.70m) maximum into recess x 11'6" (3.51m) maximum (Part sloped ceiling). Two radiators. Access to roof void. Double glazed Velux style window to rear aspect. uPVC double glazed window to front aspect with outlook over neighbouring area and beyond.

From second floor landing, door to:

DRESSING ROOM/BEDROOM 5

13'1" (3.99m) maximum x 11'2" (3.40m) maximum ('L' shaped room) (Part sloped ceiling). Radiator. uPVC double glazed window to front aspect with outlook over neighbouring area and beyond. Door to:

ENSUITE SHOWER ROOM

A modern matching white suite comprising tiled shower enclosure with fitted mains shower unit including separate shower attachment. Low level WC. Wall hung wash hand basin with modern style mixer tap and tiled splashback. Tiled floor. Heated ladder towel rail. Extractor fan. Inset LED spotlights to ceiling. Double glazed Velux style window to rear aspect.

OUTSIDE

The property benefits from occupying a generous corner plot site with gardens to three sides. Directly to the front elevation is an area planted with a variety of young and maturing shrubs and trees. Dividing pathway and steps lead to the front door. To the left side elevation is an area of lawn again stocked with a variety of maturing shrubs, plants and bushes. To the left side elevation of the property is a timber gate with side pathway, laid to porcelain paving, leading to the rear garden which is a particular feature of the property having been landscaped by the present vendors to consist of an attractive porcelain paved patio with outside lighting and water tap. Neat shaped area of lawn.

Dividing pathway leads to the lower end of the garden with further porcelain paving. Neat flower/shrub bed. Small timber shed. Enclosed to all sides. To the lower end of the garden is a timber gate leading to a private driveway providing parking for approximately two vehicles in turn providing access to:

DETACHED GARAGE

19'7" (5.97m) x 10'4" (3.15m) With power and light. Pitched roof providing additional storage space if required. Up and over door providing vehicle access.

TENURE

Freehold

COUNCIL TAX

Band F

DIRECTIONS

Proceeding out of Exeter travel along Topsham Road towards Countess Wear roundabout and proceed straight over, towards Topsham. Continue along, passing Exeter Golf & Country Club on the left, at the traffic lights, continue straight ahead passing Plants Galore on your right, taking the 4th exit on the left into Seabrook Orchards (Dart Avenue). Proceed through Phase 1 bearing left past the children's play area on the left, 48 Dart Avenue is further along 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/0424/8624/AV

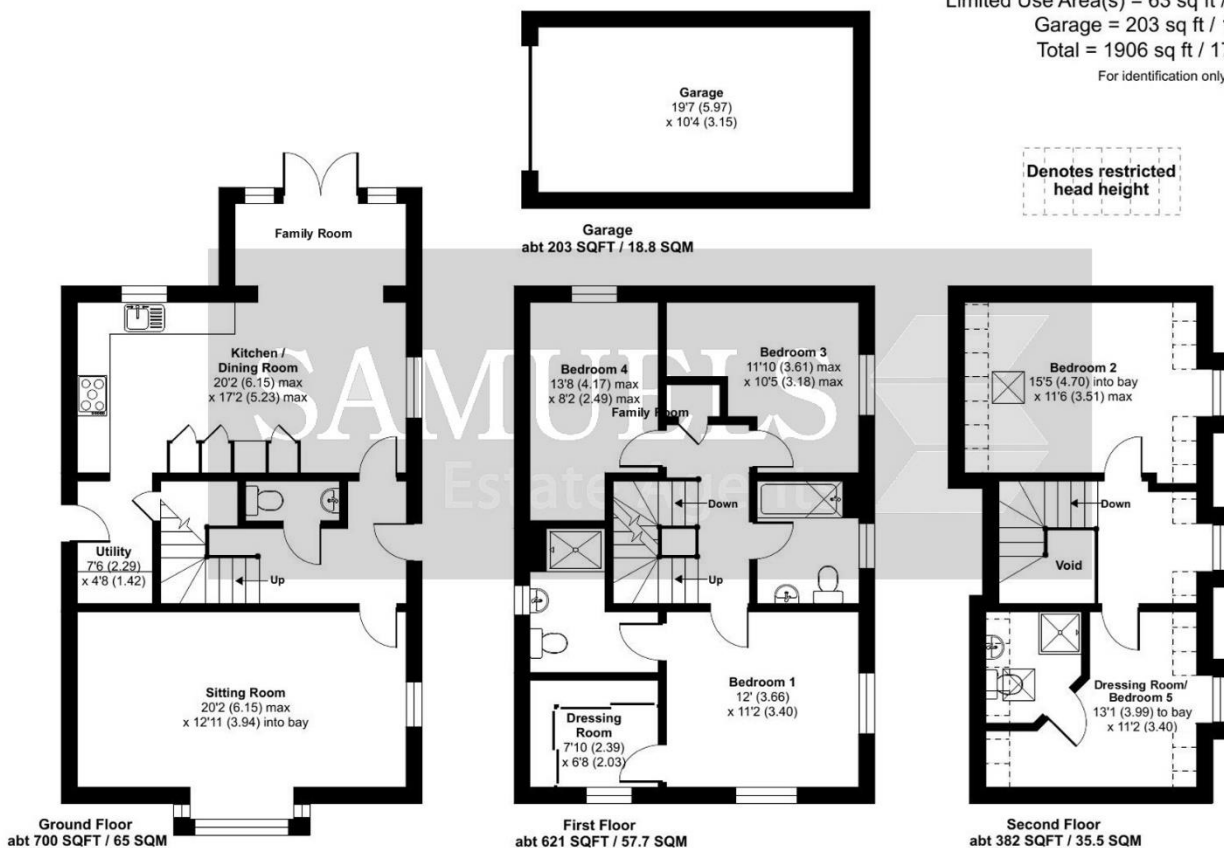
Approximate Area = 1640 sq ft / 152.3 sq m (excludes void)

Limited Use Area(s) = 63 sq ft / 5.8 sq m

Garage = 203 sq ft / 18.8 sq m

Total = 1906 sq ft / 177.1 sq m

For identification only - Not to scale



Floor plan for illustration purpose only – not to scale



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		