



**12 LITTLE JOHNS CROSS HILL  
EXETER  
DEVON  
EX2 9PJ**

PROOF COPY



**GUIDE PRICE £725,000 FREEHOLD**



**An opportunity to acquire a deceptively spacious detached family home. Offering well proportioned versatile living accommodation arranged over two floors. Situated in this highly sought after residential location convenient to local amenities, popular schools and easy access to Exeter city centre. Good decorative order throughout. Four/five bedrooms. Reception hall. Ground floor cloakroom. Large sitting room. Modern kitchen open plan to dining room/family room. Ground floor study/bedroom five. Spacious first floor modern family bathroom. Gas central heating. Private driveway providing ample parking. Single garage. Delightful lawned rear garden adjoining neighbouring fields. Pleasant outlook and views over neighbouring area and countryside beyond. A must see property. Viewing highly recommended.**

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

Part obscure uPVC double glazed door, with matching side panel, leads to:

### **ENTRANCE VESTIBULE**

Cloak hanging space. Further Obscure uPVC double glazed door, with matching side panel, leads to:

### **RECEPTION HALL**

A spacious hallway. Radiator. Smoke alarm. Stairs rising to first floor. Deep storage cupboard. uPVC double glazed window to side aspect. Door to:

### **CLOAKROOM**

Comprising low level WC. Wash hand basin with tiled splashback. uPVC double glazed window to side aspect.

From reception hall, door to:

### **SITTING ROOM**

19'10" (6.05m) x 13'10" (4.22m) maximum. A spacious room with radiator and television aerial point. Sealed unit double glazed window to front aspect with outlook over front garden.

From reception hall part frosted glass panelled door leads to:

### **KITCHEN**

12'4" (3.76m) x 9'4" (2.84m). A modern kitchen comprising a range of matching gloss fronted base and drawer units with wood effect roll edge work surfaces and tiled splashbacks. Space for range cooker with glass splashback and double width filter/extractor hood over. Single drainer sink unit with modern style mixer tap. Plumbing and space for washing machine. Plumbing and space for slimline dishwasher. Space for upright fridge freezer. Push in circular shaped corner unit with shelving. Tiled floor with underfloor heating. uPVC double glazed window to rear aspect with outlook over rear garden. Open plan to:

### **DINING ROOM/FAMILY ROOM**

18'8" (5.69m) x 10'10" (3.30m) excluding recess. Tiled floor with underfloor heating. Radiator. Three wall light points. Eye level cupboard. Door to reception hall. uPVC double glazed window to side aspect. uPVC double glazed sliding patio door providing access and outlook to rear garden.

From reception hall, door to:

### **STUDY/BEDROOM 5**

7'4" (2.24m) excluding door recess x 7'10" (2.39). Radiator. Deep understair storage cupboard. uPVC double glazed window to side aspect.

From reception hall, door to:

### **BEDROOM 4**

10'10" (3.30m) x 9'0" (2.74m). Radiator. uPVC double glazed window to side aspect.

### **FIRST FLOOR LANDING**

A spacious landing. Radiator. Access to roof space. Smoke alarm. Large double glazed velux window to side aspect. Door to:

### **BEDROOM 1**

18'0" (5.49m) x 19'6" (5.94m) (part sloped ceiling). A fabulous room with inset halogen spotlights to part sloped ceiling. Two radiators. Television aerial point. Telephone point. Recess alcoves and built in wardrobes. Large double glazed Velux window to side aspect. Additional large double glazed Velux window to rear aspect with outlook over rear garden and neighbouring fields. Further large double glazed Velux window to side aspect offering fine outlook over neighbouring area and countryside beyond. Door leads to:

### **ENSUITE BATHROOM/FAMILY BATHROOM (Jack and Jill doors)**

11'0" (3.35m) x 7'8" (2.30m). A modern matching white suite comprising Jacuzzi style 'P' shaped panelled bath with modern style mixer tap and fitted mains shower unit over and coloured glass splashback. Low level WC. Wall mounted wash hand basin with modern style mixer tap, pull out drawer beneath and coloured glass splashback. Light/shaver point. Heated ladder towel rail. Inset halogen spotlights to part sloped ceiling. Additional door leading to first floor landing. Large double glazed Velux window to side aspect again offering fine outlook over neighbouring area and countryside beyond.

From first floor landing, door to:

### **BEDROOM 2**

15'1" (4.60m) excluding wardrobe space and door recess x 9'6" (2.90m) excluding recess (part sloped ceiling). Radiator. Recess alcoves. Inset halogen spotlights to part sloped ceiling. Built in wardrobes. Large double glazed Velux window to side aspect. Sealed unit double glazed window to front aspect.

### **BEDROOM 3**

17'3" (5.26m) excluding wardrobe space x 9'8" (2.95m) maximum (part sloped ceiling). Recess alcoves. Radiator. Television aerial point. Built in wardrobe. Inset halogen spotlights to part sloped ceiling. Large double glazed Velux window to side aspect. Sealed unit double glazed window to front aspect.

From first floor landing, door to:

### **OUTSIDE**

The property is approached via a pillared entrance that leads onto a private driveway providing parking for several vehicles. Shaped area of sloping lawn stocked with a variety of maturing shrubs, plants and trees. Access to :

### **GARAGE**

14'10" (4.52m) x 7'10" (2.39). Power and light. Roller front door. Wall mounted combination boiler serving central heating and hot water supply. Window to side aspect. Part obscure glass panelled door to side aspect.

To the right side elevation is a natural stone paved pathway which leads to the rear garden, which is a particularly feature of the property, enjoying a westerly aspect whilst consisting of a good size natural stone paved patio with retaining wall incorporating seating area and inset lighting. Brick built barbecue area with double power points and external lighting. Curved steps with inset lighting leads to a further paved patio leading to a good size neat shaped area of sloping lawn and side shrub beds.

### **TENURE**

**FREEHOLD**

### **COUNCIL TAX**

Band D

### **DIRECTIONS**

Proceeding out of Exeter over Exe Bridge take the 2<sup>nd</sup> exit left into Cowick Street and continue along this road and at the traffic light/crossroad junction proceed straight ahead up into Dunsford Road. Continue to the brow of the hill, by the convenience store, and turn left down into Little Johns Cross Hill where the property in question will be found a short way along down 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.

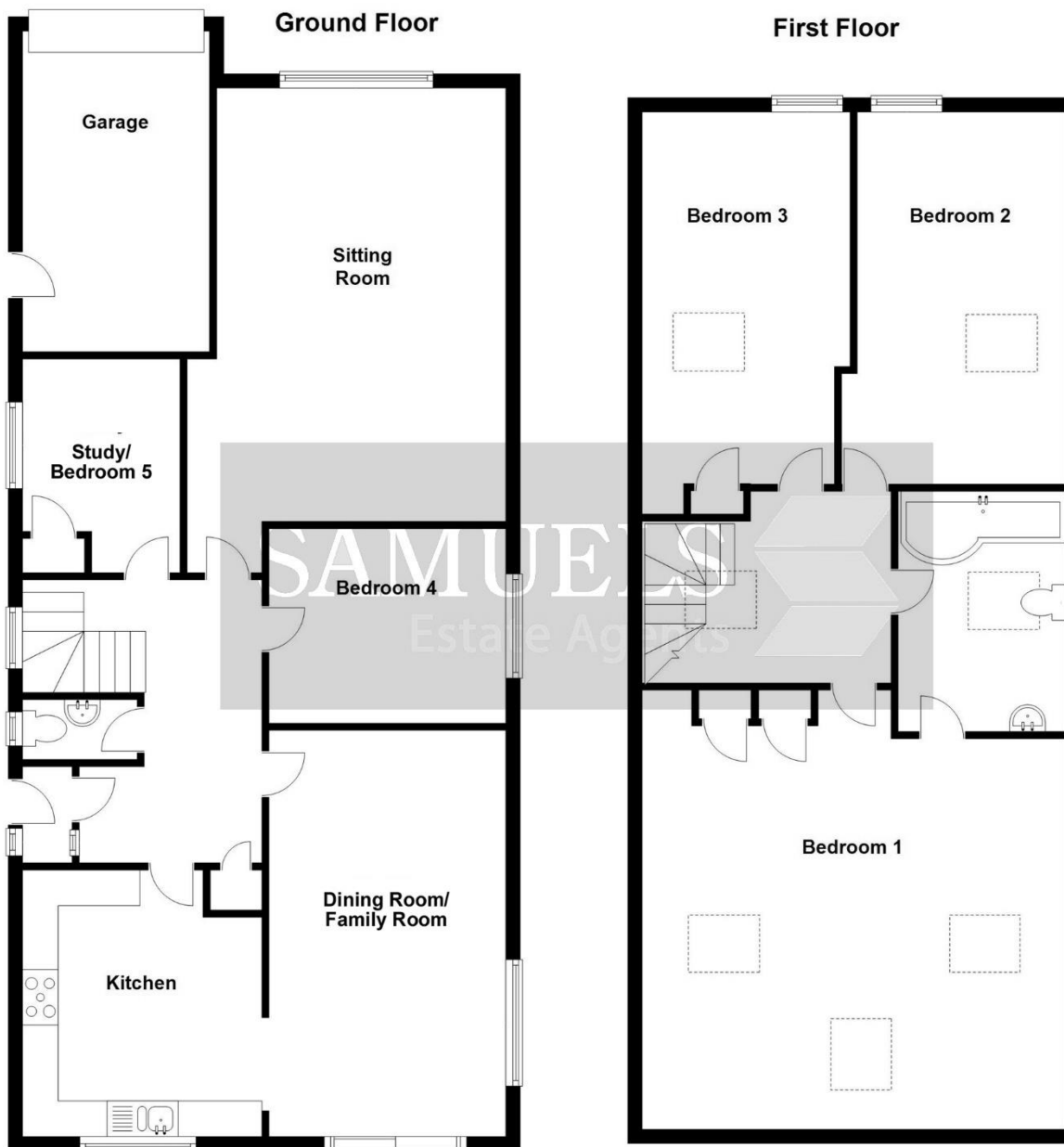
You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included 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/0724/AV**



Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		