



**55 MULLIGAN DRIVE  
NEWCOURT  
EXETER  
EX2 7SJ**

PROOF COPY



**GUIDE PRICE £525,000 FREEHOLD**



**A fabulous modern detached family home located within this highly sought after residential development providing great access to local amenities, popular schools, major link roads and Newcourt railway station. Well proportioned living accommodation. Four good size bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Ground floor cloakroom. Sitting room. Ground floor study. Light and spacious kitchen/dining/family room. Utility room. Gas central heating. uPVC double glazing. Private driveway. Garage. Enclosed level rear garden. No chain. Viewing highly recommended.**

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

Canopy entrance. Composite front door, with inset obscure double glazed panel, leads to:

### **RECEPTION HALL**

A spacious hallway. Decorative tiled flooring. Radiator. Cloak hanging space. Telephone point. Stairs rising to first floor. Thermostat control panel. Smoke alarm. Inset LED spotlights to ceiling. Door to:

### **CLOAKROOM**

Comprising low level WC. Wash hand basin with modern style mixer tap and tiled splashback. Decorative tiled flooring. Radiator. Extractor fan. Deep understair storage cupboard housing electric consumer unit.

From reception hall, door to:

### **SITTING ROOM**

17'8" (5.38m) x 12'2" (3.71m). Two radiators. Television aerial point. Telephone point. uPVC double glazed bay window, with window shutters, to front aspect.

From reception hall, door to:

### **STUDY**

9'4" (2.84m) x 7'8" (2.30m). Radiator. uPVC double glazed window, with window shutters, to front aspect.

From reception hall, part glass panelled door leads to:

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

20'0" (6.10m) x 15'6" (4.72m) maximum. A fabulous light and spacious room. Fitted with a modern kitchen comprising a range of matching base, drawer and eye level cupboards. Quartz work surfaces with decorative tiled splashbacks. Six ring gas hob with stainless steel splashback and double width filter/extractor hood over. 1½ bowl sink unit with single drainer and modern style mixer tap set within quartz worktop. Fitted double oven/grill. Integrated upright fridge freezer. Integrated dishwasher. Decorative tiled flooring. Two radiators. Ample space for table and chairs. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed double opening doors, with matching full height side windows, providing access and outlook to rear garden. Door to:

### **UTILITY ROOM**

8'2" (2.49m) x 5'2" (1.57m). Again fitted with a range of matching base and eye level cupboards. Quartz work surfaces with tiled splashbacks. 1½ bowl sink unit with single drainer and modern style mixer tap. Plumbing and space for washing machine. Further appliance space. Wall mounted boiler serving central heating and hot water supply. Radiator. Decorative tiled flooring. Double glazed door provides access and outlook to rear garden.

### **FIRST FLOOR LANDING**

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

### **BEDROOM 1**

13'0" (3.96m) excluding wardrobe space x 12'2" (3.71m) maximum. Two built in double wardrobes. Radiator. Thermostat control panel. uPVC double glazed window, with window shutters, to front aspect. Door to:

### **ENSUITE SHOWER ROOM**

A modern matching white suite comprising double width tiled shower enclosure with fitted electric shower unit. Low level WC. Wash hand basin with modern style mixer tap and tiled splashback. Shaver point. Heated ladder towel rail. Extractor fan. Obscure uPVC double glazed window to side aspect.

From first floor landing, door to:

### **BEDROOM 2**

12'5" (3.78m) excluding wardrobe space x 10'0" (3.05m). Built in triple wardrobe. Radiator. Two uPVC double glazed windows, with window shutters, to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BEDROOM 3**

13'4" (4.06m) maximum into wardrobe space x 9'4" (2.84m). Radiator. Built in double wardrobe. Two uPVC double glazed windows, with window shutters, to front aspect.

From first floor landing, door to:

### **BEDROOM 4**

9'1" (2.77m) x 7'11" (2.41m). Radiator. uPVC double glazed window, with window shutters, to rear aspect.

From first floor landing, door to:

### **FAMILY BATHROOM**

8'10" (2.69m) x 7'8" (2.30m) maximum. A modern matching suite comprising panelled bath with central mixer tap. Low level WC. Wash hand basin. Tiled shower enclosure with fitted mains shower unit. Extractor fan. Obscure uPVC double glazed window to rear aspect.

### **OUTSIDE**

To the front of the property is an area of lawned garden. Maturing shrub beds well stocked with a variety of maturing shrubs, plants and bushes. Dividing pathway leads to the front door. To the right side elevation is private driveway providing parking in turn providing access to **garage**. To the right side elevation of the garage is a pathway with side gate leading to the rear garden which consists of a good size paved patio leading to a good size shaped area of lawn. The rear garden is enclosed to all sides.

**TENURE**

Freehold

**COUNCIL TAX**

Band E

**DIRECTIONS**

From M5 (J30) take the A369 signposted 'Exeter', continue along passing Sandy Park and at the next traffic light junction turn left, passing IKEA, and at the roundabout continue down taking the 1<sup>st</sup> left into Sand Grove which then connects to Mulligan Drive continue almost to the top of this road and the property in question will be found 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 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.

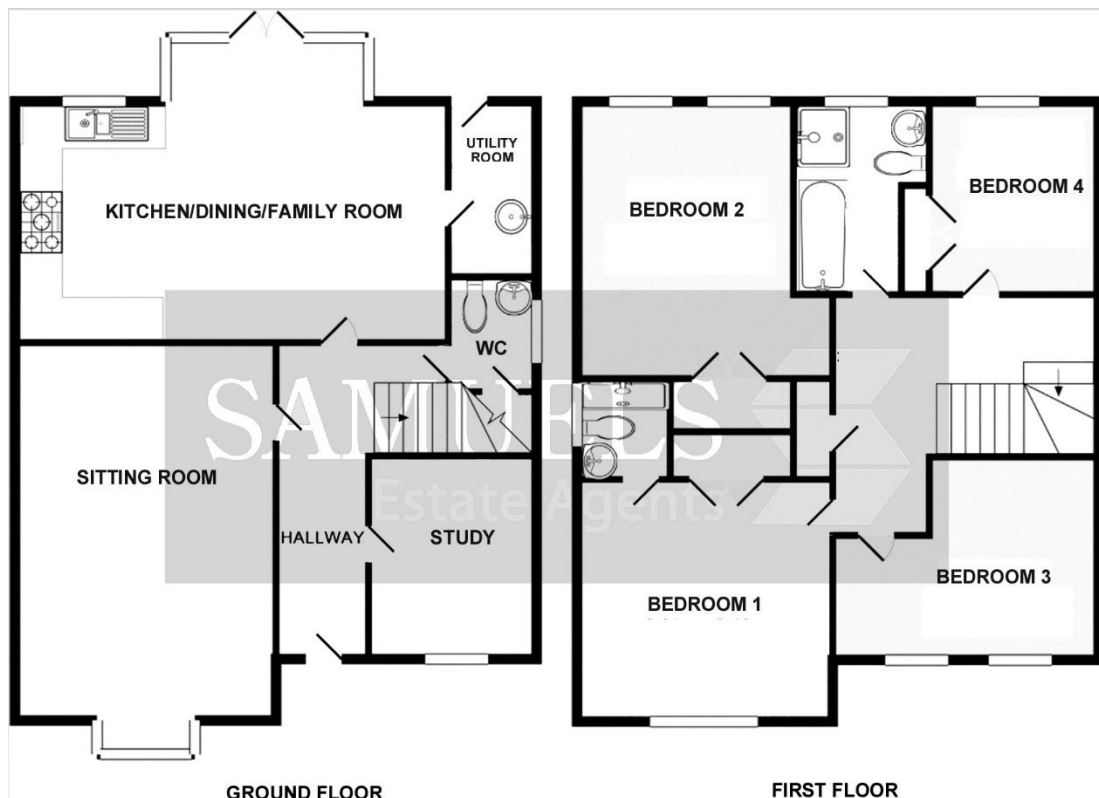
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

**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/0724/8689/AV



TOTAL APPROX. FLOOR AREA 128.6 SQ.M. (1385 SQ.FT.)

Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		