



**2 EAGER WAY  
EXMINSTER  
NEAR EXETER  
EX6 8TJ**



**£585,000 FREEHOLD**



A fabulous well proportioned detached family home situated in a highly sought after residential location convenient to local village amenities. Presented in good decorative order throughout. Four good size bedrooms. Ensuite shower rooms to both master and guest bedrooms. Refitted modern family bathroom. Large reception hall. Ground floor cloakroom. Well proportioned sitting room. Separate dining room. Ground floor study. Light and spacious kitchen/breakfast room. Gas central heating. uPVC double glazing. Double width driveway. Double garage. Delightful enclosed rear garden enjoying south westerly aspect. Pleasant outlook and views over neighbouring fields. Popular village location on the outskirts of Exeter providing good access to local amenities and major link roads. A great family home. Viewing highly recommended.

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

Composite front door, with inset obscure double glazed panels, leads to:

### **RECEPTION HALL**

A spacious hallway. Radiator. Stairs rising to first floor. Understair storage cupboard. Thermostat control panel. Smoke alarm. Door to:

### **CLOAKROOM**

A refitted modern matching white suite comprising low level WC with concealed cistern. Wash hand basin set within traditional style vanity unit with modern style mixer tap. Half height tiled wall surround. Heated ladder towel rail. Obscure uPVC double glazed window to front aspect.

From reception hall, door to:

### **SITTING ROOM**

21'0" (6.40m) x 11'8" (3.56m). A well proportioned room. Marble effect fireplace, raised heath, inset living flame effect electric fire, fire surround and mantle over. Two radiators. Telephone point. Television aerial point. Glass panelled double opening doors leading to dining room. Fibre broadband connection. uPVC double glazed window to front aspect.

From reception hall, door to:

### **DINING ROOM**

11'8" (3.56m) x 11'8" (3.56m). Radiator. uPVC double glazed double opening doors, with matching full height side windows, providing access and outlook to rear garden.

From reception hall, door to:

### **STUDY**

8'4" (2.54m) x 7'2" (2.18m). Telephone point. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From reception hall, door to:

### **KITCHEN/BREAKFAST ROOM**

18'8" (5.69m) excluding door recess x 11'8" (3.56m). A well proportioned light and spacious kitchen fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with decorative tiled splashbacks. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted Neff double oven/grill. Fitted four ring electric hob with filter/extractor hood over. Plumbing and space for washing machine. Plumbing for dishwasher (no dishwasher connected). Integrated upright fridge freezer. Further appliance space. Ample space for table and chairs. Two uPVC double glazed windows to rear aspect with outlook over rear garden. Composite double glazed door leads to side elevation.

### **FIRST FLOOR LANDING**

Access to roof space. Smoke alarm. Airing cupboard, with fitted shelf, housing lagged hot water cylinder. Door to:

### **INNER LOBBY**

Feature archway opening to:

### **BEDROOM 1**

14'4" (4.37m) excluding wardrobe space x 11'6" (3.51m). Two deep double wardrobes. Two radiators. uPVC double glazed window to front aspect with outlook over neighbouring area and beyond.

From inner lobby, door to:

### **ENSUITE SHOWER ROOM**

A refitted modern matching white suite comprising shower enclosure with fitted electric shower unit. Low level WC with concealed cistern. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Tiled floor. Heated ladder towel rail. Extractor fan. Obscure uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 2**

11'0" (3.35m) excluding wardrobe space x 9'10" (3.0m). Radiator. Built in double wardrobe. Television aerial point. uPVC double glazed window to rear aspect with fine outlook over rear garden and neighbouring fields. Door to:

### **ENSUITE SHOWER ROOM**

A matching suite comprising tiled shower enclosure with fitted electric shower unit. Low level WC. Wash hand basin with tiled splashback. Tiled floor. Radiator. Shaver point. Extractor fan. Obscure uPVC double glazed window to side aspect.

From first floor landing, door to:

### **BEDROOM 3**

13'8" (4.17m) x 8'6" (2.59m). Radiator. Television aerial point. Built in single wardrobe. uPVC double glazed window to front aspect with outlook over neighbouring area and beyond.

From first floor landing, door to:

### **BEDROOM 4**

11'8" (3.56m) x 7'8" (2.30m). Radiator. Television aerial point. uPVC double glazed window to rear aspect with outlook over rear garden and neighbouring fields.

From first floor landing, door to:

### **BATHROOM**

7'8" (2.30m) maximum x 7'0" (2.13m). A refitted modern matching white suite comprising panelled bath with modern style mixer tap, fitted electric shower unit over, folding glass shower scree and tiled splashback. Low level WC with concealed cistern. Wash hand basin, with modern style mixer tap, set in vanity unit with drawer space beneath and tiled splashback. Heated ladder towel rail. Shaver point. Extractor fan. Obscure uPVC double glazed window to rear aspect.

### **OUTSIDE**

The front garden consists of a neat shaped area of lawn with well stocked flower/shrub beds stocked with a variety of maturing shrubs, plants and bushes. Pathway leads to the front door with courtesy light. A double width driveway provides parking and access to:

### **DOUBLE GARAGE**

17'4" (5.28m) x 16'6" (5.03m) maximum. Twin up and over electronically operated doors providing vehicle access. Power and light.

A side pathway and gate in turn leads to the rear garden, which is a particular feature of the property, providing a high degree of privacy whilst also enjoying a south westerly aspect. Consisting of an extensive paved patio with water tap.

Attractive curved shaped retaining wall with inset flower/shrub beds well stocked with a variety of maturing shrubs, plants and flowers. Dividing steps lead to a neat shaped area of lawn again with surrounding shrub beds well stocked with a variety of maturing shrubs, plants and trees including Magnolia tree. The rear garden is enclosed by timber panelled fencing to all sides.

**TENURE**  
**FREEHOLD**

**MATERIAL INFORMATION**

Construction Type: Brick  
Mains: - Water, drainage, electric, gas  
Heating: Gas central heating  
Mobile: Indoors – Three & O2 voice and data likely, EE & Vodafone voice and data limited  
Mobile: Outdoors – EE, Three, O2 and Vodafone voice and 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 F (Teignbridge)

**DIRECTIONS**

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout taking the third exit down into Bridge Road. Continue over the swing bridge and at the next roundabout bear left onto Sannerville Way. Take the first right signposted 'Exminster', under the motorway bridge and then next right into Reddaway Drive. Continue around taking the second right into Farmhouse Rise, continue almost to the very top turning right into Eager Way where 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 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/0325/8894/AV**



Total area: approx. 177.1 sq. metres (1906.4 sq. feet)

Floor plan for illustration purposes – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		