



**14 WALNUT CLOSE
EXMINSTER
NEAR EXETER
EX6 8SZ**



£500,000 FREEHOLD



A beautifully presented modern detached family home located within this popular village location on the outskirts of Exeter. Four good size bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Ground floor cloakroom. Sitting room. Dining room. Kitchen. Ground floor study/family room. Gas central heating. uPVC double glazing. Private driveway. Garage. Enclosed easy to maintain rear garden. Quiet cul-de-sac position. Providing good access to local village amenities. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Covered entrance. Attractive composite front door, with inset obscure double glazed panels, leads to:

RECEPTION HALL

Thermostat control panel. Radiator. Stairs rising to first floor. Smoke alarm. Deep understair storage cupboard. Cloak cupboard providing hanging space. Door to:

CLOAKROOM

A matching white suite comprising low level WC. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Tiled floor. Half height tiled wall surround. Radiator. Obscure uPVC double glazed window to front aspect.

From reception hall, door to:

SITTING ROOM

15'10" (4.83m) x 11'6" (3.51m). A spacious room. Two radiators. Telephone point. Television aerial point. Contemporary wall mounted living flame effect electric fire. Three wall light points. uPVC double glazed window to front aspect with outlook over front garden. Square opening to:

DINING ROOM

9'8" (2.95m) x 9'4" (2.84m). Radiator. Three wall light points. Door to kitchen/breakfast room. uPVC double glazed sliding patio doors providing access and outlook to rear garden.

From reception hall, door to:

STUDY/FAMILY ROOM

13'8" (4.17m) x 8'0" (2.44m) (currently used as a dining room) A room to provide a number of uses. Radiator. Dado rail. uPVC double glazed window to front aspect.

From reception hall, door to:

KITCHEN

14'0" (4.27m) x 9'4" (2.84m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Granite effect work surfaces with tiled splashbacks. 1½ bowl sink unit with single drainer and modern style mixer tap. Space for range cooker with double width filter/extractor hood over. Integrated upright fridge freezer. Pull out larder cupboard. Integrated dishwasher. Plumbing and space for washing machine. Wall mounted boiler serving central heating and hot water supply (installed 20220. Radiator. Door to dining room. uPVC double glazed window to rear aspect with outlook over rear garden. Part obscure uPVC double glazed door provides access to rear garden.

FIRST FLOOR LANDING

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

BEDROOM 1

12'8" (3.86m) maximum x 12'2" (3.71m) excluding wardrobe space. Radiator. Large built in double wardrobe. Two uPVC double glazed windows to front aspect. Door to:

ENSUITE SHOWER ROOM

A modern matching white suite comprising good size tiled shower enclosure with toughened glass shower screen, fitted main shower unit. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC with concealed cistern. Tiled wall surround. Tiled floor. Heated ladder towel rail. Shaver point. Extractor fan. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to side aspect.

From first floor landing, door to:

BEDROOM 2

11'10" (3.61m) maximum into wardrobe space x 9'8" (2.95m). Built in triple wardrobe with fitted shelving. Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 3

9'6" (2.90m) x 9'0" (2.74m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 4

9'8" (2.95m) x 8'2" (2.49m) excluding door recess. Radiator. Built in single wardrobe. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BATHROOM

A modern matching white suite comprising panelled bath with modern style mixer tap, fitted mains shower unit over, folding glass shower screen and tiled splashback. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Electronic mirror. Low level WC. Heated ladder towel rail. Tiled floor with underfloor heating. Tiled wall surround. Extractor fan. Shaver point. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

Directly to the front of the property is a neat shaped area of lawn with timber picket fence surround. Paved patio. Pathway leads to the front door with courtesy light. To the left side elevation is a private driveway providing parking in turn providing access to:

GARAGE

17'6" (5.33m) x 8'4" (2.54m). Power and light. Electronically operated roller front door providing vehicle access. Pitched roof providing additional storage space. uPVC double glazed door provides access to rear garden.

To the left side elevation of the garage is a further area of garden stocked with a variety of maturing shrubs, plants and bushes. To the right side elevation of the property is a timber gate and pathway in turn providing access to the rear garden which consists of a good size attractive paved patio with outside lighting and water tap leading an area of garden laid to artificial turf for ease of maintenance with additional paved patio and shrub bed.

TENURE

Freehold

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE, Three and Vodafone voice & data limited, O2 voice limited & data none

Mobile: Outdoors – EE, Three, O2 and Vodafone voice & data likely

Broadband: Standard, Superfast & Ultrafast available.

Flood Risk: River & sea – Very low risk, Surface water –Low risk

Mining: No risk from mining

Council Tax: Band E

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout and take the 3rd exit left down onto Bridge Road. At the next roundabout bear left onto Sannerville Way, proceed along and take the right hand turning signposted 'Exminster'. Continue under the motorway bridge and take the 1st right into Reddaway Drive, continue down taking the 3rd left into Walnut Close.

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.

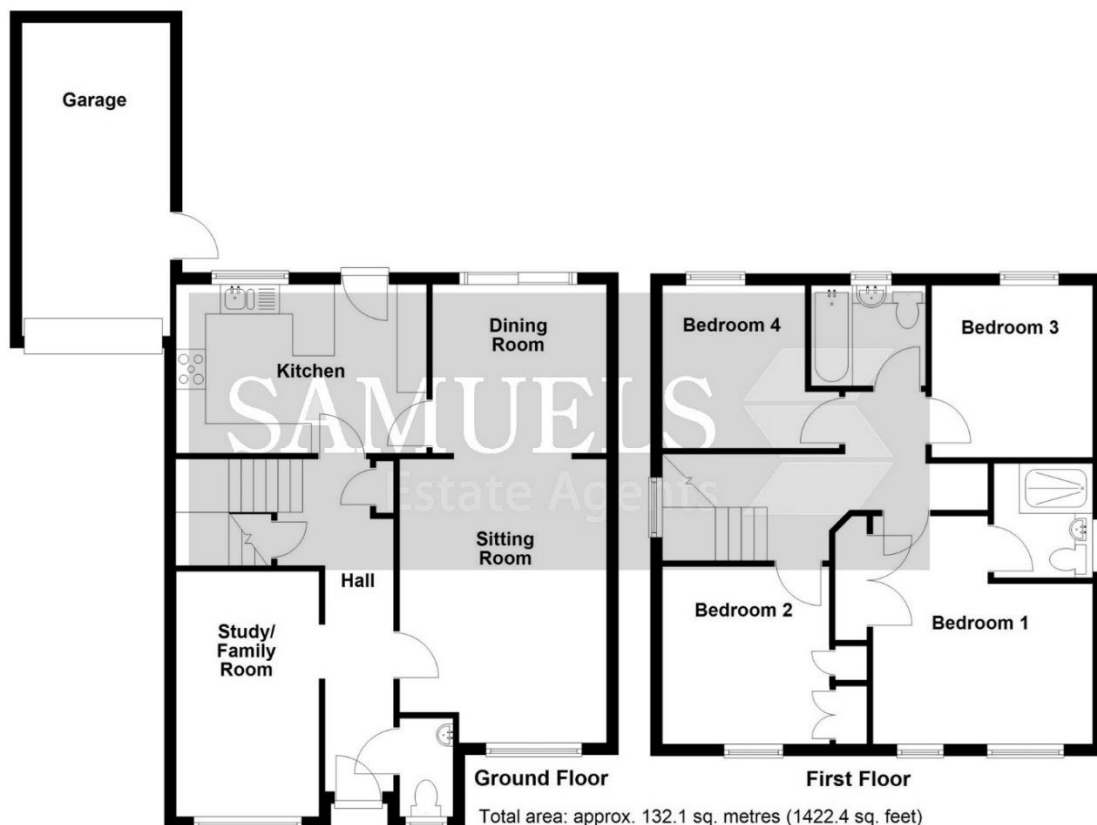
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1024/8771/AV



Floor plan for illustration purposes only – not to scale



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