



**85 CROCKWELLS ROAD  
EXMINSTER  
NEAR EXETER  
EX6 8DH**

PROOF COPY



**£415,000 FREEHOLD**



A well proportioned extended semi detached family home occupying a generous size corner plot site with good size gardens to three sides. Sitting room. Spacious kitchen/breakfast/dining room. Utility room. Ground floor cloakroom. Additional lounge/dining room. Three bedrooms. First floor modern bathroom. Private driveway. Garage. Gas central heating. uPVC double glazing. Fine outlook and views over neighbouring area, towards Topsham and beyond. Great scope for further extension works if required (subject to the necessary consents). Highly popular village location convenient to local amenities. No chain. Viewing highly recommended.

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

Obscure uPVC double glazed front door, with matching full height side windows, leads to:

### **ENTRANCE VESTIBULE**

Tiled floor. Cloak hanging space. Power and light. Obscure uPVC double glazed window to side aspect. Further door, with obscure double glazed side panel, leads to:

### **RECEPTION HALL**

Radiator. Stairs rising to first floor. Smoke alarm. Understair storage cupboard. Upright storage cupboard with fitted shelving. Panelled wood door leads to:

### **SITTING ROOM**

15'5" (4.70m) x 10'10" (3.30m) maximum reducing to 9'4" (2.84m). Fireplace recess. Television aerial point. two wall light points. Radiator. uPVC double glazed window to front aspect with outlook over neighbouring area and beyond. Door to kitchen/breakfast/dining room.

From reception hall, panelled wood door leads to:

### **KITCHEN/BREAKFAST/DINING ROOM**

25'6" (7.77m) x 10'6" (3.20m) maximum reducing to 7'10" (2.39m). A modern kitchen fitted with an extensive range of wood fronted base, drawer and eye level cupboards. Granite effect roll edge work surface with matching splashback incorporating breakfast bar. Double oven/grill. Four ring gas hob with filter/extractor hood over. 1½ bowl sink unit with single drainer and modern style mixer tap. Integrated dishwasher. Integrated fridge. Two radiators. Larder cupboard with fitted shelving and electric light. Space for table and chairs. uPVC double glazed windows to both side and rear aspects with outlook over rear garden. Doorway opens to:

### **UTILITY ROOM**

6'2" (1.88m) x 4'8" (1.42m). Granite effect roll edge work surface. Radiator. Plumbing and space for washing machine. Further appliance space. Obscure uPVC double glazed door to rear garden. Wood panelled door leads to:

### **CLOAKROOM**

A modern matching white suite comprising low level WC. Wall hung wash hand basin with modern style mixer tap and tiled splashback. Radiator. Extractor fan.

From kitchen/breakfast/dining room, feature archway opens to:

### **LOUNGE/DINING ROOM**

16'0" (4.88m) x 8'0" (2.44m). An additional room to provide a number of uses. Radiator. Television aerial point. Two sealed unit double glazed windows to rear aspect with outlook over rear garden. Double glazed sliding patio door provides access and outlook to rear garden.

### **FIRST FLOOR LANDING**

Access to roof space. Smoke alarm. uPVC double glazed window to side aspect. Panelled wood door leads to:

### **BEDROOM 1**

12'2" (3.71m) excluding wardrobe space x 9'10" (3.0m). Radiator. Large built in double wardrobe with mirror fronted doors. uPVC double glazed window to front aspect offering fine outlook over neighbouring area, towards Topsham and beyond.

From first floor landing, wood panelled door leads to:

### **BEDROOM 2**

10'8" (3.25m) x 9'4" (2.84m) excluding wardrobe space. Built in double wardrobe with mirror fronted doors. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, wood panelled door leads to:

### **BEDROOM 3**

8'2" (2.49m) x 7'0" (2.13m). Radiator. uPVC double glazed window to front aspect again offering fine outlook over neighbouring area, towards Topsham and beyond.

From first floor landing, wood panelled door leads to:

### **BATHROOM**

6'2" (1.88m) x 5'10" (1.78m). A matching white suite comprising panelled bath with fitted mains shower unit over. Wash hand basin. Low level WC with concealed cistern. Radiator. Tiled wall surround with inset mirror. Extractor fan. Obscure uPVC double glazed window to rear aspect.

### **OUTSIDE**

The property benefits from occupying a large corner plot site with gardens to three sides. To the front of the property is a neat shaped area of lawn with flower/shrub bed. Dividing driveway provides parking for vehicle in turn providing access to

### **GARAGE**

14'2" (4.32m) x 7'10" (2.39m). Power and light. Up and over door. Electric meter. Gas meter. Electric consumer unit. Wall mounted boiler serving central heating and hot water supply. Obscure uPVC double glazed door leads to the rear garden.

To the left side elevation is a side gate leading to the side area of garden which is mostly laid to crazy paving for ease of maintenance. This particular area has great scope for extension works for further accommodation to main property subject to the necessary consents. The side garden opens to the rear garden which consists of a good size shaped area of lawn with two additional crazy paved patio areas. Well stocked flower/shrub beds stocked with a variety of maturing shrubs, plants and trees. To the top end of the garden is a timber shed. Outside lighting and water tap. The rear garden is enclosed to all sides.

### **TENURE FREEHOLD**

## DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout and take the 3<sup>rd</sup> exit down into Bridge Road. Continue over the swing bridge and at the next roundabout bear left onto Sannerville Way and proceed along, ignoring the 1<sup>st</sup> turning right to Exminster, and continue along to the next roundabout taking the 3<sup>rd</sup> exit signposted 'Exminster' continue into the village, over the next mini roundabout then take the 2<sup>nd</sup> right into Crockwells Road. Continue almost to the end 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 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.

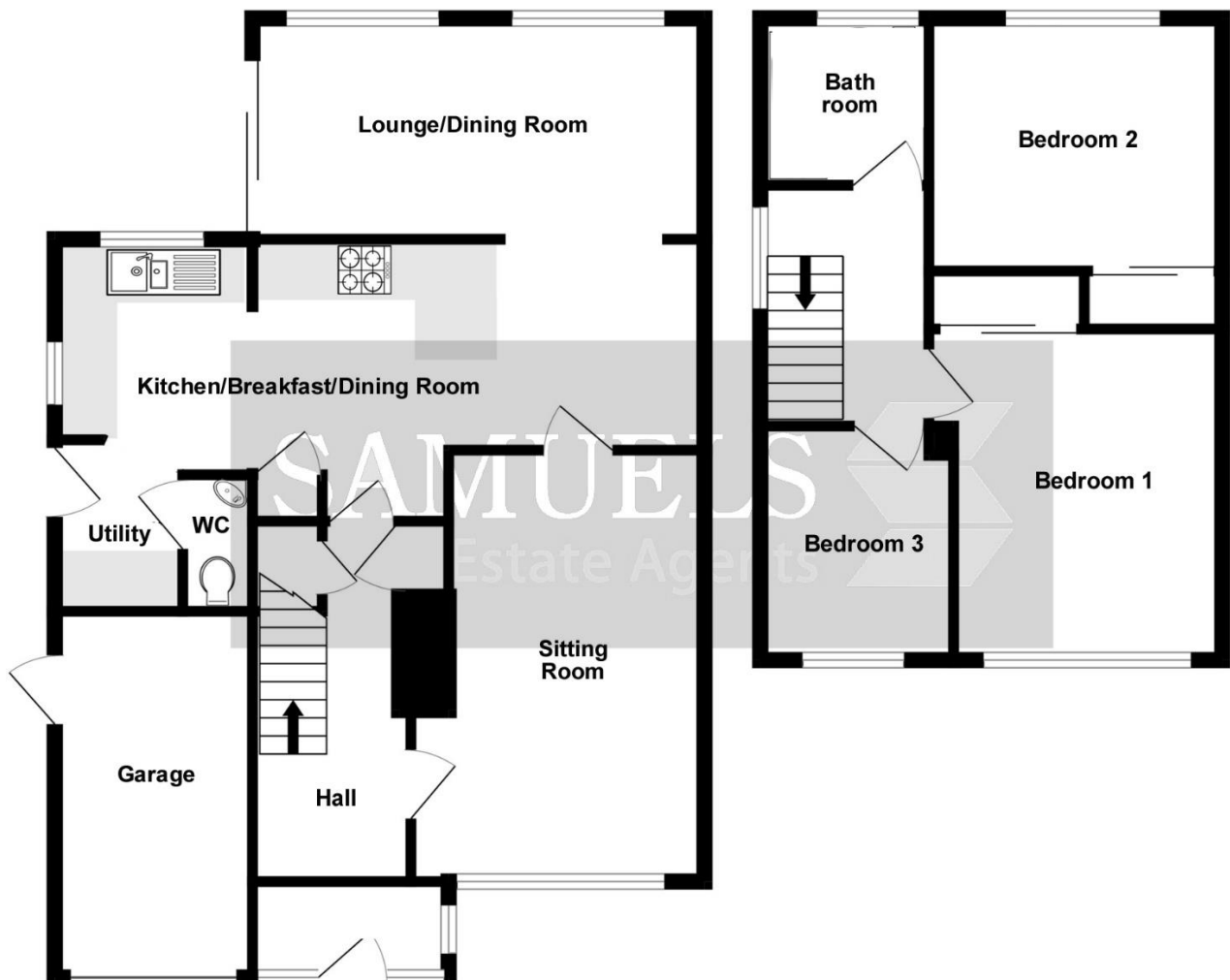
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/1023/8502/AV



Floor plan for illustration purposes only – not to scale



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