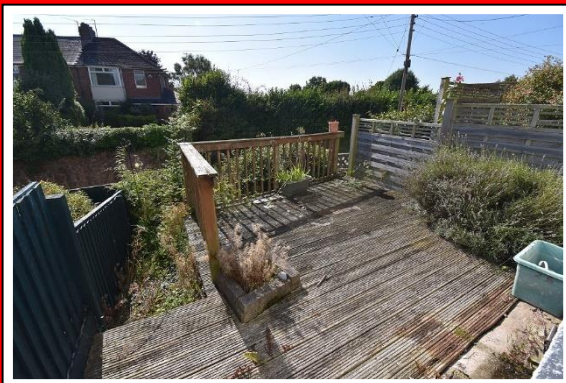




**25 EXE VIEW
EXMINSTER
NEAR EXETER
EX6 8AL**



£230,000 FREEHOLD



A delightful mid terraced cottage situated in the heart of this popular village on the outskirts of Exeter. Requiring modernisation. Two good size bedrooms. First floor shower room. Front porch. Sitting room. Separate dining room. Kitchen. Utility room. Gas central heating. uPVC double glazing. Front garden with raised timber decked terrace. Enclosed courtyard rear garden. Fine outlook and views over neighbouring area and beyond including Exe estuary. Convenient position providing good access to local amenities. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part obscure uPVC double glazed door (rear entrance) leads to:

KITCHEN

7'10" (2.39m) x 7'2" (2.18m). Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces with tiled splashbacks. Space for electric cooker. 1½ bowl sink unit with single drainer. Electric consumer unit. uPVC double glazed window to side aspect. Tiled floor. Doorway opens to:

UTILITY ROOM

10'4" (3.15m) x 5'0" (1.52m). Range of matching base and eye level cupboards. Roll edge work surfaces with tiled splashback. Space for upright fridge freezer. Radiator. Tiled floor. Plumbing and space for washing machine. Wall mounted boiler serving central heating and hot water supply. Upright storage cupboard. uPVC double glazed window to side aspect.

From kitchen, doorway opens to:

DINING ROOM

12'6" (3.81m) x 11'8" (3.56m) excluding recess. Feature decorative cast iron fireplace with inset tiling, tiled hearth, fire surround and mantel over. Television aerial point. Radiator. Built in storage cupboards into alcove. Two wall light points. Stairs rising to first floor. Understair recess. Thermostat control panel. Exposed wood door leads to:

SITTING ROOM

12'10" (3.91m) into recess x 10'10" (3.30m). Feature cast iron fireplace with fire surround, tiled hearth and mantel over. Telephone point. Television aerial point. Radiator. Wall light point. Fitted shelving into alcove. uPVC double glazed window to front aspect with outlook over front garden. Glass panelled door provides access to:

FRONT PORCH

Radiator. Double glazed pitched glass roof. Wall light. uPVC double glazed windows and door provide access and outlook to front garden.

FIRST FLOOR LANDING

Radiator. Door leads to:

BEDROOM 1

12'8" (3.86m) excluding recess x 11'8" (3.56m). Radiator. Television aerial point. uPVC double glazed window to front aspect with outlook over neighbouring area and beyond including Exe estuary.

From first floor landing, door to:

BEDROOM 2

9'6" (2.90m) x 9'6" (2.90m) excluding recess. Radiator. Deep built in wardrobe. uPVC double glazed window to rear aspect.

From first floor landing, door to:

SHOWER ROOM

8'0" (2.44m) x 7'2" (2.18m) maximum. A matching suite comprising good size tiled shower enclosure with fitted electric shower unit. Wash hand basin. Low level WC. Part tiled walls. Radiator. Linen/airing cupboard with fitted shelving and radiator. Obscure uPVC double glazed window to side aspect.

OUTSIDE

Directly to the front of the property is an area of garden mostly consisting of a good size raised timber decked terrace. Pathway and steps lead to the front door. To the rear of the property is a small enclosed courtyard garden with storage cupboard. Rear gate provides pedestrian access.

TENURE

Freehold

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas Central Heating

Mobile: Indoors: EE Three, O2 and Vodafone all limited - Outdoors – EE, Three, O2 and Vodafone all likely

Broadband: Standard and Superfast available.

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

Mining: No risk from mining

Council Tax: Band C

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout and take the 3rd exit left down into Bridge Road. At the next roundabout bear left onto Sannerville Way and proceed along taking the 1st turning right signposted 'Exminster' and continue into the village, passing the Stowey Arms public house, just after the school turn right into Deepway Lane. Proceed up the hill and take the right hand turning into Exe View, 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.

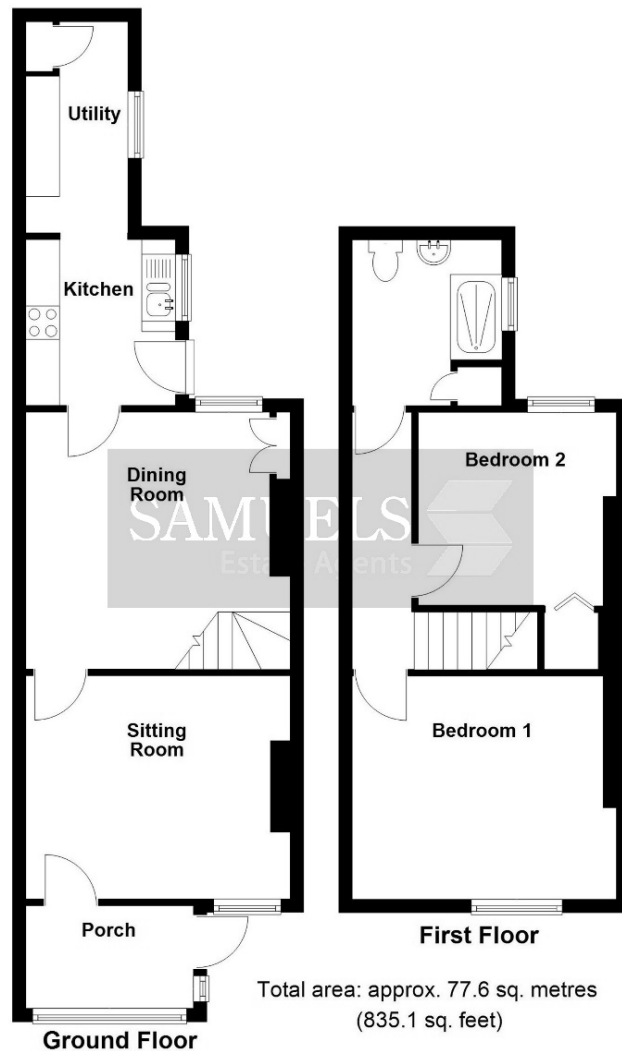
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0924/8756/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		