



**'TAMARISK'  
CHUDLEIGH ROAD  
ALPHINGTON  
EXETER  
EX2 8TZ**



**£725,000 FREEHOLD**



An opportunity to acquire a substantial detached family home offering well proportioned versatile accommodation arranged over three floors. Presented in good decorative order throughout. Four bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Large sitting room. Separate dining room. Well proportioned kitchen/breakfast room. Sun lounge. Study. Cloakroom. Lower ground floor large utility room, games room and store. Good size integral garage with workshop. Gas central heating. uPVC double glazing. Generous corner plot site with mature well maintained gardens to three sides. Private driveway providing ample parking for numerous vehicles. Highly desirable residential location providing good access to local amenities and major link roads. A great family home offered for sale with no chain. Viewing highly recommended.

## ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

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

### ENTRANCE VESTIBULE

Quality laminate wood effect flooring. Storage cupboard with fitted shelving. Full height obscure uPVC double glazed windows to front aspect. Obscure uPVC double glazed door provides access to:

### RECEPTION HALL

A spacious reception hall. Quality laminate wood effect flooring. Radiator. Thermostat control panel. Stairs rising to first floor. Stairs leading to lower ground floor. Glass panelled door leads to:

### SITTING ROOM

22'4" (6.71m) x 14'4" (4.37m). A light and spacious room. Two radiators. Part exposed brick fireplace with raised hearth and living flame effect gas stove. Four wall light points. Telephone point. Television aerial point. uPVC double glazed window to front aspect with outlook over neighbouring area, parts of Exeter including Cathedral and beyond. Glass panelled double opening doors lead to:

### DINING ROOM

12'10" (3.91m) x 11'2" (3.40m). Radiator. Glass panelled door leads to kitchen/breakfast room. uPVC double glazed window to rear aspect.

From reception hall, door to:

### KITCHEN/BREAKFAST ROOM

19'4" (5.89m) x 11'4" (3.45m). Fitted with an extensive range of matching base, drawer and eye level cupboards with concealed lighting. Central island. Granite effect roll edge work surfaces. Single drainer sink unit with modern style mixer tap. Fitted range cooker with stainless steel splashback and double width filter/extractor hood over. Integrated full height fridge. Integrated dishwasher. Integrated washing machine. Pull out larder cupboard. Wine rack. Spice rack. Ample space for table and chairs. Radiator. Quality laminate wood effect flooring. Wall mounted concealed boiler serving central heating and hot water supply (installed 13<sup>th</sup> March 2019). uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed sliding patio door providing access to:

### SUN LOUNGE

18'10" (5.74m) maximum x 10'6" (3.20m) maximum. Tiled floor. Dwarf wall. Electric heater. Power and light. Pitched insulated roof. uPVC double glazed windows and double openings doors providing access and outlook to rear garden.

From reception hall, door to:

### STUDY

7'10" (2.39m) x 6'10" (2.08m) maximum. Fitted roll edge desktop. Radiator. Quality laminate wood effect flooring. Airing cupboard, with fitted shelving, housing lagged hot water cylinder. Two uPVC double glazed windows to side aspect with outlook over neighbouring area, parts of Exeter and beyond.

From reception hall, door to:

### CLOAKROOM

A modern matching white suite comprising wash hand basin, with modern style mixer tap, set in vanity unit with range of storage cupboard beneath and tiled splashback. Low level WC. Radiator. Quality laminate wood effect flooring. Obscure uPVC double glazed window to front aspect.

### FIRST FLOOR GALLERIED LANDING

Smoke alarm. uPVC double glazed window to front aspect over neighbouring area, parts of Exeter and countryside beyond. Access, via pull down aluminium ladder to fully insulated and boarded roof space. Door to:

### BEDROOM 1

17'8" (5.38m) maximum x 14'4" (4.37m) maximum. A spacious room. Range of built in wardrobes to majority of one wall. Two deep storage cupboards. Telephone point. Radiator. uPVC double glazed window to front aspect offering fine outlook over neighbouring area, parts of Exeter including Cathedral and beyond. Door to:

### ENSUITE SHOWER ROOM

11'4" (3.45m) x 6'4" (1.93m). A modern matching white suite comprising double length tiled shower enclosure with fitted electric shower unit. Wash hand basin, with modern style mixer tap, set in vanity unit with range of storage cupboards beneath. Low level with concealed cistern. Bidet. Further range of storage cupboards and drawers. Part tiled walls. Heated ladder towel rail. Laminate wood effect flooring. Extractor fan. Obscure uPVC double glazed window to rear aspect.

From first floor landing, door to:

### BEDROOM 2

15'8" (4.78m) x 11'2" (3.40m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### BEDROOM 3

11'4" (3.45m) x 10'0" (3.05m) excluding wardrobe recess. Built in triple wardrobe. Built in double wardrobe. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### BEDROOM 4

8'8" (2.64m) x 5'10" (1.78m). Laminate wood effect flooring. Radiator. Fitted child's bed with under drawers. Storage cupboard. Fitted shelving. uPVC double glazed window to front aspect again offering fine outlook over neighbouring area, parts of Exeter and countryside beyond.

From first floor landing, door to:

### BATHROOM

8'4" (2.54m) maximum x 6'4" (1.93m). A modern matching white suite comprising jacuzzi style curved panelled bath with modern style mixer tap, fitted mains shower unit over and glass shower screen. Wash hand basin, with modern style mixer tap, set in vanity unit with range of storage cupboards beneath. Low level WC. Tiled wall surround. Laminate wood effect flooring. Radiator. Inset halogen spotlights to ceiling. Shaver point. Obscure uPVC double glazed window to side aspect.

From reception hall, stairs lead down to:

### LOWER GROUND FLOOR LEVEL

Door leading to:

### UTILITY ROOM

17'10" (5.44m) maximum x 12'8" (3.86m). Fitted granite effect roll edge work surface with base cupboards. Plumbing and space for washing machine. Further appliance space. Radiator. Understair storage cupboard. Door leads to:

### GAMES ROOM

11'6" (3.51m) x 10'10" (3.30m). Radiator. Power and light. Doorway opens to:

### STORAGE ROOM

11'5" (3.48m) x 8'2" (2.49m). Radiator. Power and light.

From utility room, door leads to:

#### **GARAGE**

22'8" (6.91m) x 14'2" (4.32m). A spacious garage. Electronically operated up and over door. Power and light. Water tap. Electric consumer unit. Electric meter. Gas meter. Range of matching base and eye level cupboards. Granite effect roll edge work surface. Fitted shelving. Door leads to:

#### **WORKSHOP**

12'8" (3.86m) x 11'4" (3.45m). Fitted workbench. Fitted shelving. Power and light.

#### **OUTSIDE**

To the front of the property is a raised area of lawned garden with various maturing shrubs, plants and trees. A double width driveway provides parking for approximately five vehicles part of which provides access to garage. External light and double power point. Steps lead to a raised paved terrace with access to front door with courtesy light. A side gate leads to the side elevation with timber shed, paving and timber decking opening to the rear garden which enjoys a southwesterly aspect whilst consists of a good size paved patio with outside water tap and light leading to a neat shaped area of level lawn. Surrounding shrub beds well stocked with a variety of maturing shrubs, plants, bushes and trees. Further timber shed. Additional patio with external power point. Garden lights. The rear garden is enjoys a high degree of privacy and is enclosed to all sides by timber panelled fencing and neat natural hedgerow.

#### **TENURE**

Freehold

#### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric

Heating: District heating

Mobile: Indoors – Data not available : Outdoors – Data not available

Broadband: Data not available

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

Mining: No risk from mining

Council Tax: Band F

#### **DIRECTIONS**

Proceeding out of Exeter over Exe Bridge take the 1<sup>st</sup> exit left into Alphington Street which then connects to Alphington Road. Continue to the end of this road, by Sainsbury's, and bear left into Church Road. At the mini roundabout take the 3<sup>rd</sup> exit left into Chudleigh Road and proceed straight ahead over the double roundabout and the property in question will be found on the right hand side on the corner of Veitch Gardens.

#### **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.

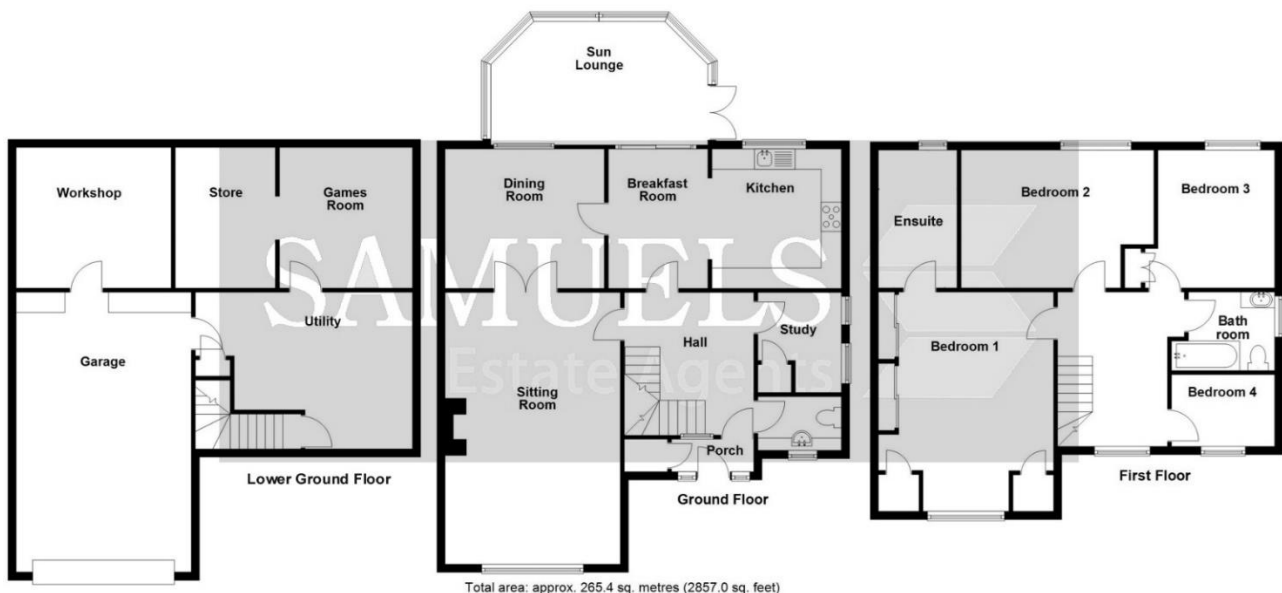
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

#### **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/0624/8663/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		