



**13 BRIMLICOMBE MEADOW  
WESTCLYST  
EXETER  
EX1 3JA**



**OFFERS OVER £500,000 FREEHOLD**



An opportunity to acquire a stunning modern detached family home occupying a fabulous cul-de-sac position with fine outlook and views over neighbouring country park. Four good size bedrooms. Ensuite shower rooms to both master and guest bedrooms. Family bathroom. Spacious reception hall. Sitting room. Ground floor cloakroom. Light and spacious open plan modern kitchen/dining room. Utility room. Good size integral garage. uPVC double glazing. District heating. Private double width driveway plus additional parking area for approximately two vehicles. Enclosed landscaped rear garden enjoying westerly aspect. Popular residential development on the outskirts of Exeter providing good access to local amenities, popular schools and major link roads. A great family home. Viewing highly recommended.

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

Covered inset with inset LED light. Attractive composite front door, with matching side panel, leads to:

### **RECEPTION HALL**

A spacious hallway. Attractive tiled flooring. Stairs rising to first floor. Radiator. Smoke alarm. Deep understair storage cupboard with telephone point, internet access and automatic LED lighting. Double opening doors lead to:

### **SITTING ROOM**

18'0" (5.49m) into bay x 12'6" (3.81m). A well proportioned room. Two radiators. Telephone point. Television aerial point. uPVC double glazed bay window to front aspect.

From reception hall, door to:

### **CLOAKROOM**

A modern matching white suite comprising low level WC. Wall hung wash hand basin with modern style mixer tap and tiled splashback. Tiled flooring. Radiator. Extractor fan. Obscure uPVC double glazed window to side aspect.

From reception hall, door to:

### **KITCHEN/DINING ROOM**

22'8" (6.91m) x 10'0" (3.05m). A light and spacious room. A quality modern kitchen fitted with a range of matching base, drawer and eye level cupboards with concealed lighting. Work surfaces with tiled splashback. Fitted double oven/grill. Four ring electric hob with filter/extractor hood over. 1½ bowl sink unit with single drainer and modern style mixer tap. Integrated upright fridge freezer. Integrated dishwasher. Radiator. Ample space for table and chairs. Quality tiled flooring. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed double opening doors, with matching full height side windows, providing access and outlook to rear garden. Door to:

### **UTILITY ROOM**

6'6" (1.98m) x 6'0" (1.83m). Fitted with a range of eye level cupboards and one base cupboard. Work surface with tiled splashback. Plumbing and space for washing machine. Further appliance space. Quality tiled flooring. Radiator. Double glazed door providing access and outlook to rear garden. Door to integral garage.

### **FIRST FLOOR LANDING**

Radiator. Airing/linen cupboard. Smoke alarm. Access, via pull down folding wooden ladder, to insulated and part boarded roof space with electric light. Door to:

### **BEDROOM 1**

14'10" (4.52m) maximum into wardrobe space x 10'8" (3.25m) excluding large door recess. Radiator. Range of quality built in wardrobes to one wall providing hanging, shelving and drawer space with automatic lighting. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden. Door to:

### **ENSUITE SHOWER ROOM**

7'0" (2.13m) x 6'6" (1.98m). A modern matching white suite comprising good size tiled shower enclosure with fitted mains shower unit. Wall hung wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Radiator. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to rear aspect.

From first floor landing, door to:

### **BEDROOM 2**

12'6" (3.81m) x 11'6" (3.51m) into wardrobe space. Range of quality built in wardrobes to one wall providing hanging and shelving space. Radiator. Thermostat control panel. uPVC double glazed window to front aspect offering fine outlook over neighbouring country park. Door to:

### **ENSUITE SHOWER ROOM**

7'0" (2.13m) x 5'2" (1.57m) maximum. A modern matching white suite comprising double width tiled shower enclosure with fitted mains shower unit. Wall hung wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Radiator. Extractor fan. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 3**

12'4" (3.76m) maximum reducing to 8'4" (2.54m) x 10'0" (3.05m). Radiator. Large recess ideal to incorporate a study area. Inset LED spotlight. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BEDROOM 4**

10'6" (3.20m) x 7'2" (2.18m). Radiator. uPVC double glazed window to front aspect offering fine outlook over neighbouring country park.

From first floor landing, door to:

### **BATHROOM**

8'4" (2.54m) x 8'0" (2.44m). A spacious modern matching white suite comprising panelled bath with modern style mixer tap including shower attachment and tiled splashback. Wall hung wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Tiled shower enclosure with fitted mains shower unit. Heated ladder towel rail. Extractor fan. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to side aspect.

### **OUTSIDE**

To the front of the property is a neat shaped area of lawn with surrounding maturing hedgerow. Attractive brick paved double driveway providing parking for two vehicles. In addition to the private driveway we understand the property in question also owns a further section of parking which is opposite the property.

### **INTEGRAL GARAGE**

24'6" (7.47m) maximum x 10'6" (3.20m). A good size garage. Power and light. Electric consumer unit. Storage cupboard housing heat exchanger. Up and over door providing vehicle access. Rear courtesy door provides access to rear garden.

To the right side elevation is a paved pathway with side gate providing access to the rear garden which is a particular feature of the property consisting of an extensive paved patio with external power points, lighting and water tap. Greenhouse. Brick built barbecue. Neat shaped area of lawn. Additional raised paved patio. Raised shrub beds stocked with a variety of young and maturing shrubs and plants. The garden is enclosed to all sides and enjoys a westerly aspect.

**TENURE**  
**FREEHOLD**

**MATERIAL INFORMATION**

Construction Type: Brick  
Mains: - Water, drainage, electric  
Heating: District heating  
Mobile: Indoors – EE, Three and Vodafone voice and data limited, O2 voice likely 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 –Low risk  
Mining: No risk from mining  
Council Tax: Band E (East Devon)

**DIRECTIONS**

From Exeter continue through Pinhoe towards Westclyst. At the traffic light junction turn right into Coaker Road, continue down passing the Co-op convenience store and proceed straight ahead. At the crossroad junction continue straight ahead into Tuckwell Grove and again proceed straight ahead which connects to Brimlicombe Meadow. Turn left at the bottom of the cul-de-sac and proceed down where the property in question will be found on the left hand side.

**SERVICE CHARGE**

There is a charge of £24.10 per month for the upkeep of communal areas.

**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.

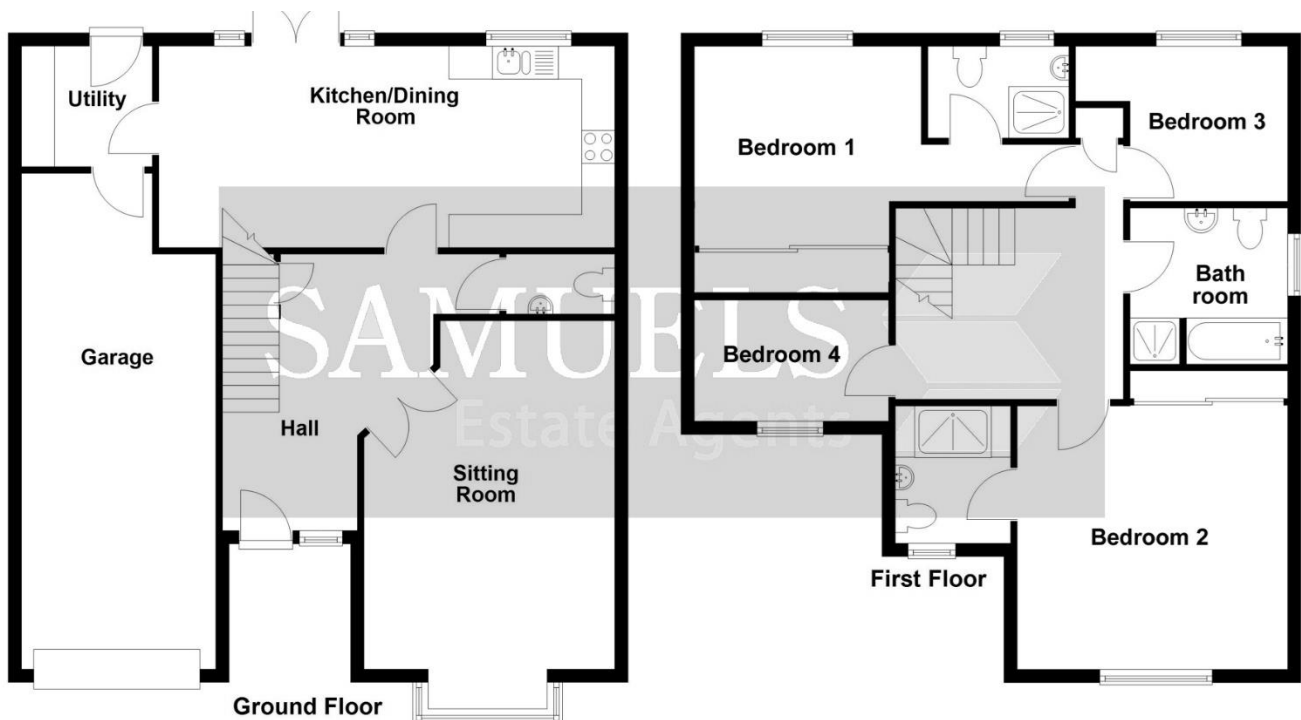
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

**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/0125/8842/AV**



Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		