



**1 MOLES COTTAGES  
MAIN ROAD  
EXMINSTER  
NEAR EXETER  
EX6 8DB**

PROOF COPY



**GUIDE PRICE £300,000-£325,000 FREEHOLD**



**An opportunity to acquire a fabulous characterful end terraced cottage situated in the heart of Exminster convenient to all local amenities. Well proportioned characterful accommodation. Three bedrooms. First floor bathroom. Spacious open plan lounge/dining room with wood burning stove. Refitted traditional style kitchen/breakfast room. Gas central heating. Good size garden enjoying a high degree of privacy. New roof fitted August 2024. Popular village location on the outskirts of Exeter. A lovely family home. Viewing highly recommended.**

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

uPVC double glazed stable style door leads to:

### **KITCHEN/BREAKFAST ROOM**

21'2" (6.45m) x 9'4" (2.84m) maximum. A refitted traditional style kitchen fitted with a range of matching base, drawer and eye level cupboards. Wood work surfaces with matching splashback. Double bowl Belfast style sink unit with traditional style mixer tap. Fitted five ring gas hob with glass splashback and filter/extractor hood over. Fitted electric double oven/grill. Integrated dishwasher. Integrated upright fridge freezer. Upright storage cupboard. Plumbing and space for washing machine. Further appliance space. Tiled floor. Radiator. Cloak hanging space. Deep storage cupboard with double power point and electric light also housing boiler serving central heating and hot water supply. Part exposed stone wall. Inset LED spotlights to ceiling. Two uPVC double glazed window to side aspect. Exposed wood door leads to:

### **LOUNGE/DINING ROOM**

21'8" (6.60m) maximum x 16'4" (4.98m) maximum reducing to 12'2" (3.71m). A fabulous light and spacious characterful room with attractive tiled flooring. Three radiators. Fireplace recess with wood burning stove, raised hearth and wood mantel over. Exposed ceiling beams. Fitted shelving and cupboard into alcove. Stairs rising to first floor. Eight wall light points. Attractive leaded coloured glass window to side aspect. Two uPVC double glazed windows to front aspect.

### **FIRST FLOOR LANDING**

Exposed wood flooring. Radiator. Access to roof space. Exposed wood door leads to:

### **BEDROOM 1**

13'6" (4.11m) x 13'4" (4.06m). Exposed wood flooring. Radiator. Built in cupboard/wardrobe. uPVC double glazed window to front aspect with pleasant outlook over neighbouring area, glimpses of Estuary and beyond.

From first floor landing, exposed wood door leads to:

### **BEDROOM 2**

10'6" (3.20m) x 8'10" (2.69m). Exposed wood flooring. Radiator. uPVC double glazed window to front aspect.

From first floor landing, exposed wood door leads to:

### **BEDROOM 3**

9'8" (2.95m) x 8'10" (2.69m). Exposed wood flooring. Radiator. uPVC double glazed window to side aspect.

From first floor landing, exposed wood door leads to:

### **BATHROOM**

A matching white suite comprising panelled bath with fitted electric shower unit over. Wash hand basin. Low level WC. Part tiled walls. Heated ladder towel rail. Inset LED spotlights to ceiling. uPVC double glazed window to side aspect.

### **OUTSIDE**

The property is approached via a pathway leading to the front door with courtesy light. This shared pathway, with neighbouring right of access, leads to a private section of garden which consists of a good size shaped area of lawn well stocked with a variety of maturing shrubs, plants, bushes and trees. Vegetable plot. Ornamental pond attracting an array of insects and wildlife. Maturing banana tree. Raised decked terrace. Timber shed and summer house. The rear garden also enjoys a high degree of privacy.

### **TENURE**

Freehold

### **COUNCIL TAX**

Band C

### **DIRECTIONS**

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout and take the 3<sup>rd</sup> exit left onto Bridge Road. At the next roundabout bear left onto Sannerville Way and proceed along taking the 1<sup>st</sup> right signposted 'Exminster' continue into the village, passing the parade of shops, and the property in question will be found a short way along on the right hand side opposite Victory Hall.

## 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/0724/8701/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		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		