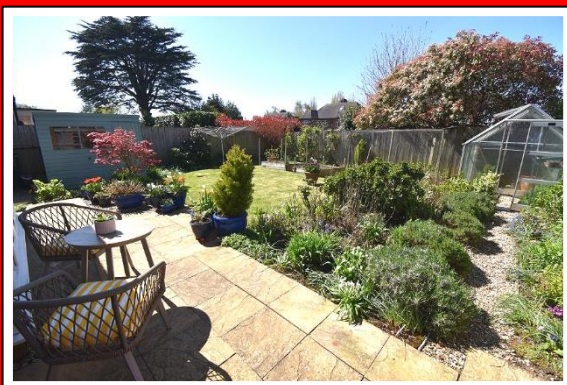




**17 HUNTSHAM ROAD
EXETER
DEVON
EX1 3GH**



£525,000 FREEHOLD



A beautifully presented David Wilson built detached family home located within this popular residential development providing great access to local amenities, popular schools and major link roads. Well proportioned living accommodation. Four good size bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Good size sitting room. Light and spacious modern fitted kitchen/dining/family room. Utility room. Ground floor cloakroom. Ground floor study/bedroom five. Gas central heating. uPVC double glazing. Enclosed level rear garden enjoying westerly aspect. Private driveway. Good size garage. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

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

RECEPTION HALL

A well proportioned hallway. Radiator. Stairs rising to first floor. Smoke alarm. Door to:

SITTING ROOM

18'10" (5.74m) into bay x 12'2" (3.71m). A light and spacious room. Two radiators. Contemporary wall mounted living flame effect electric fire. Telephone point. Television aerial point. uPVC double glazed bay window to front aspect.

From reception hall, door to:

STUDY/BEDROOM 5

9'4" (2.84m) X 7'8" (2.30m). Radiator. Telephone point. uPVC double glazed window to front aspect.

From reception hall, door to:

CLOAKROOM

A modern matching whites suite comprising low level WC. Wash hand basin with modern style mixer tap. Radiator. Extractor fan. Deep understair storage cupboard.

From reception hall, door to:

KITCHEN/DINING/FAMILY ROOM

20'4" (6.20m) x 15'6" (4.72m) maximum. A fabulous light and spacious room fitted with a range of matching white gloss fronted base, drawer and eye level cupboards. Quartz work surfaces with matching splashback. Fitted double oven/grill. Six ring gas hob with stainless steel splashback and double width filter/extractor hood over. 1½ bowl sink unit set within quartz work surface with single drainer and modern style mixer tap. Integrated upright fridge freezer. Integrated dishwasher. Tiled flooring. Radiator. Ample space for table and chairs. 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

8'4" (2.54m) x 5'2" (1.57m). Range of matching base and eye level cupboards (matching kitchen). Marble effect roll edge work surface with matching splashback. Plumbing and space for washing machine. Further appliance space. Tiled floor. Radiator. Wall mounted boiler serving central heating and hot water supply. Inset LED spotlights to ceiling. Electric consumer unit. Part obscure double glazed composite door provides access to rear garden.

FIRST FLOOR LANDING

A galleried landing. Smoke alarm. Access, via pull down aluminium ladder, insulated and part boarded roof space with electric light. Radiator. Airing cupboard, with fitted shelving, housing hot water tank. Door to:

BEDROOM 1

14'10" (4.52m) maximum into wardrobe space x 12'2" (3.71m). Two large built in triple wardrobes providing hanging and shelving space. Radiator. uPVC double glazed window to front aspect. Door leads to:

ENSUITE SHOWER ROOM

A modern matching white suite comprising double width tiled shower enclosure with fitted mains shower unit. Low level WC. Wash hand basin with modern style mixer tap and tiled splashback. Tiled floor. Heated ladder towel rail. Inset LED spotlights to ceiling. Shaver point. Extractor fan. Obscure uPVC double glazed window to side aspect.

From first floor landing, door to:

BEDROOM 2

14'4" (4.37m) maximum into wardrobe space x 10'4" (3.15m). Built in triple wardrobe providing hanging and shelving space. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 3

13'4" (4.06m) x 9'4" (2.84m). Radiator. Two uPVC double glazed windows to front aspect.

From first floor landing, door to:

BEDROOM 4

10'2" (3.10m) x 7'6" (2.29m) excluding wardrobe space. Built in double wardrobe providing hanging and shelving space. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BATHROOM

8'10" (2.69m) maximum x 7'6" (2.29m) maximum. A spacious modern family bathroom comprising panelled bath with central mixer tap and tiled splashback. Low level WC. Wash hand basin with modern style mixer tap and tiled splashback. Tiled shower enclosure with fitted mains shower unit and tiled floor. Radiator. Inset LED spotlights to ceiling. Extractor fan. Shaver point. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is an attractive garden laid to decorative stone chippings for ease of maintenance and well stocked with variety of maturing shrubs, plants and bushes. Neat maturing hedgerow with dividing pathway leading to the front door with courtesy light. To the left side elevation is a private driveway providing parking in turn providing access to:

GARAGE

20'8" (6.30m) x 11'2" (3.40m). A good size garage with pitched roof providing additional storage space. Power and light. Up and over door providing vehicle access. Part obscure uPVC double glazed door provides access to rear garden.

To the right side elevation of the property is a pathway with side gate leading to the rear garden, which is a particular feature of the property, enjoying a westerly aspect whilst consisting of a good size paved patio, with outside power points. light and water tap. Neat shaped area of level lawn. Surrounding flower/shrub beds well stocked with a variety of maturing shrubs, plants and flowers. Raised beds. Greenhouse. Timber shed. Enclosed to all sides.

TENURE
FREEHOLD

SERVICE/MAINTENANCE CHARGE

We have been advised by our client that an annual charge of £250.89 is payable for the upkeep of park area and grass paths (managed by GreenSquare Estates Ltd.

MATERIAL INFORMATION

Construction Type: Brick and block construction

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE voice & data likely, Three and Vodafone voice and data limited, O2 Voice likely & data limited

Mobile: Outdoors – EE, Three, O2 and Vodafone voice and data likely

Broadband: Standard & Ultrafast available.

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

Mining: No risk from mining

Council Tax: Band F (Exeter)

DIRECTIONS

Proceeding out of Exeter along Pinhoe Road continue to the end of this road, by the traffic light junction and Sainsbury's, and turn right into Hill Barton Road. Continue along taking the 3rd left into Peppercombe Avenue then 1st left into Huntsham Road where 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.

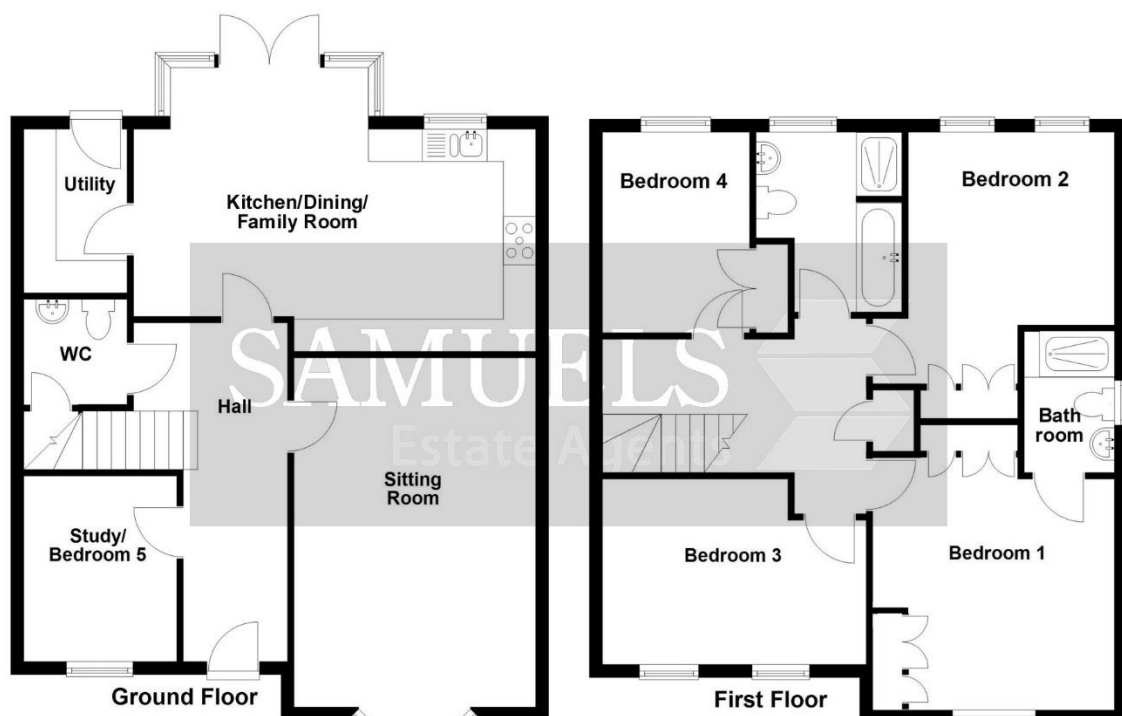
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0425/AV



Total area: approx. 138.5 sq. metres (1490.8 sq. feet)

Floor plan for illustration purposes only – not to scale



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