



**1 CAMPION GARDENS
CAMPION MEADOW
EXETER
EX2 5RS**



£550,000 FREEHOLD



An opportunity to acquire a fabulous much improved and extended detached elevated bungalow located within this highly sought after residential development providing good access to popular schools, local amenities and major link roads. Four good size bedrooms. Ensuite shower room to master bedroom. Family bathroom. Separate cloakroom. Reception hall. Light and spacious lounge/dining room. Modern kitchen. Fabulous light and spacious sun lounge. Gas central heating. uPVC double glazing. Generous corner plot site with gardens to three sides. Private driveway providing ample parking. Double garage. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part obscure double glazed composite front door, with matching obscure uPVC double glazed side panel, leads to:

RECEPTION HALL

A spacious reception hall. Radiator. Telephone point. Double width airing/linen cupboard, with fitted shelving and radiator, housing boiler serving central heating and hot water supply. Access to insulated and fully boarded roof space with railed shelving and electric light.

From reception hall, door to:

LOUNGE/DINING ROOM

22'10" (6.96m) x 16'6" (5.03m) maximum reducing to 9'8" (2.95m). A fabulous light and spacious room. Two radiators. Telephone. Television aerial point. Contemporary wall mounted inset living flame effect gas fire. uPVC double glazed window, with deep sill, with outlook over neighbouring area including Ludwell Valley Park.

From reception hall, door to:

KITCHEN

12'6" (3.81m) x 8'2" (2.49m). A modern fitted kitchen comprising an extensive range of matching base, drawer and eye level cupboards. Quartz work surfaces with matching splashback. Single drainer sink unit with mixer tap. Integrated slimline dishwasher. Plumbing and space for washing machine. Integrated fridge and separate freezer. Space for range cooker with double width filter/extractor hood over. Feature vertical radiator. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect. Doorway opens to:

SUN LOUNGE

20'4" (6.20m) x 11'0" (3.35m). A fabulous light and spacious room. Power and light. Radiator. High pitched double glazed glass roof. uPVC double glazed window to side aspect. uPVC double glazed door provides access and outlook to rear garden. Twin double glazed bi-folding doors providing access and outlook to rear garden.

From reception hall, door to:

BEDROOM 1

16'2" (4.93m) maximum into wardrobe space x 9'8" (2.95m). Radiator. Large deep walk in wardrobe with hanging rails and fitted shelving. uPVC double glazed window to rear aspect with outlook over rear garden. Door to:

ENSUITE SHOWER ROOM

A matching white suite comprising quadrant tiled shower enclosure with fitted mains shower unit. Low level WC with concealed cistern. Wash hand basin with mixer tap with range of storage cupboards beneath. Medicine cabinet. Heated towel rail. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to rear aspect.

From reception hall, door to:

BEDROOM 2

11'6" (3.51m) x 9'2" (2.79m) reducing to 6'4" (1.93m). Built in double wardrobe. Radiator. uPVC double glazed window to front aspect with outlook over neighbouring area and Ludwell Valley Park.

From reception hall, door to:

BEDROOM 3

9'0" (2.74m) x 8'4" (2.54m). Radiator. Built in double wardrobe. uPVC double glazed window to front aspect again with outlook over neighbouring area and Ludwell Valley Park.

From reception hall, door to:

BATHROOM

Comprising panelled bath with traditional style mixer tap including shower attachment. Wash hand basin set in vanity unit with cupboard space beneath. Low level WC with concealed cistern. Tiled shower enclosure with fitted electric shower unit. Tiled wall surround. Light/shaver point. Electric wall heater. Inset LED spotlights to ceiling. Extractor fan. Heated ladder towel rail. Obscure uPVC double glazed window to rear aspect.

From lounge/dining room, opening to:

INNER LOBBY

Radiator. Access to roof space. Smoke alarm. Double width storage cupboard. Door to sun lounge. Door to:

BEDROOM 4

12'6" (3.81m) x 10'0" (3.05m). Radiator. uPVC double glazed double opening doors, with matching full height side windows, providing access and outlook to rear garden.

From inner lobby, door to:

CLOAKROOM

A modern matching white suite comprising low level WC with concealed cistern. Wall hung wash hand basin with modern style mixer tap. Tiled wall surround. Medicine cabinet. Radiator. Inset LED spotlight to ceiling. Obscure uPVC double glazed window to side aspect.

OUTSIDE

As previously mentioned the property benefits from occupying a generous corner plot site with gardens to three sides. To the front and side elevation is a good size shaped area of lawn with various maturing shrubs, plants and bushes. A good size double width driveway provides ample parking providing access to:

DOUBLE GARAGE

23'0" (7.01m) x 16'10" (5.13m). Power and light. Twin electronically operated roller doors providing vehicle access. Pathway and steps lead to the front door with courtesy light whilst from both side elevation access is gained to the rear garden which consists of an attractive paved patio with outside lighting and water tap. Three raised decked terraces with inset lighting. External power points. Raised shrub beds. Timber shed. The rear garden is enclosed to all sides.

TENURE FREEHOLD

MATERIAL INFORMATION

Construction Type: To be confirmed

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

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

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

Broadband: Standard, Superfast & Ultrafast available.

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

Mining: No risk from mining

Council Tax: Band E (Exeter)

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout and take the 1st left onto Rydon Lane, proceed straight ahead passing Pynes Hill Business Park and take the next left down into Parkland Drive. Continue down and Campion Gardens 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.

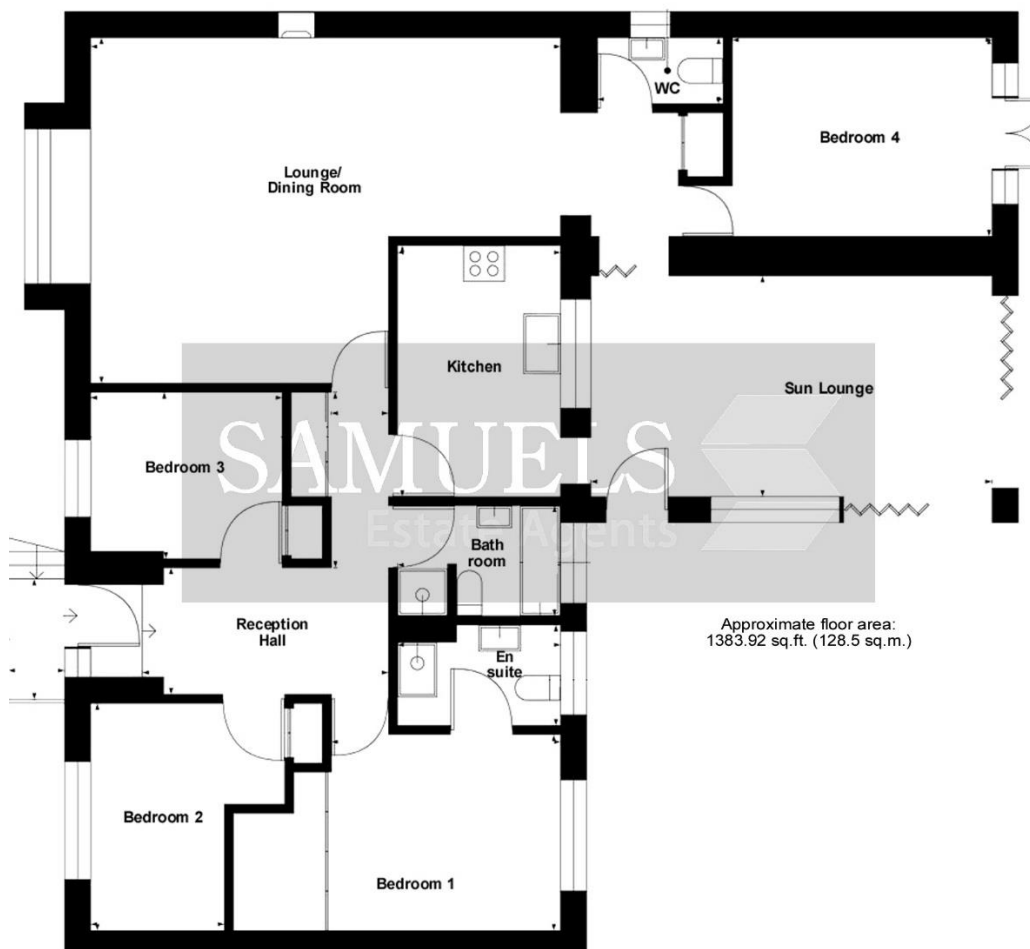
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0525/AV



Floor plan for illustration purposes only – not to scale

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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