



**17 MILLER WAY
EXMINSTER
NEAR EXETER
EX6 8TH**



£550,000 FREEHOLD



A fabulous much improved and extended detached family home positioned within this highly sought after location close to village amenities and major link roads. Presented in good decorative order throughout. Four bedrooms. Ensuite shower room to master bedroom. Family bathroom. Sitting room. Cloakroom. Refitted modern kitchen/dining room open plan to lounge with bi-folding doors. Utility room. Family room/office. Gas central heating. uPVC double glazing. Private double width driveway. Single garage. Enclosed rear garden. Highly sought after village location on the outskirts of Exeter. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part obscure uPVC double glazed front door leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Understair recess. Smoke alarm. Thermostat control panel. Door to:

CLOAKROOM

A modern matching white suite comprising low level WC. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Access to roof void. Obscure uPVC double glazed window to front aspect.

From reception hall, door to:

SITTING ROOM

14'6" (4.42m) x 11'6" (3.51m) maximum. Radiator. Television aerial point. Inset LED spotlights to ceiling. uPVC double glazed window to front aspect. Door to:

KITCHEN/DINING ROOM

17'10" (5.44m) x 9'6" (2.90m). A quality fitted modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Single drainer sink unit with Clearwater mixer tap. Work surface incorporating breakfast bar. Neff induction hob. AEG oven. AEG microwave/grill. Integrated upright fridge freezer. Upright larder cupboard. Integrated dishwasher. Inset LED spotlights to ceiling. Wine cooler. Ample space for table and chairs. Square opening to:

LOUNGE

14'2" (4.32m) x 10'10" (3.30m). A fabulous light and spacious room with vertical radiator. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect. Double glazed bi-folding doors providing access and outlook to rear garden.

From kitchen/dining room, doorway opens to:

UTILITY ROOM

Fitted with a range of matching base and eye level cupboards (matching kitchen). Work surfaces with matching splashback. Plumbing and space for washing machine. Further appliance space. Upright storage cupboard. Wall mounted concealed boiler serving central heating and hot water supply. Radiator. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed door providing access and outlook to rear garden. Oak wood door leads to:

FAMILY ROOM/OFFICE

16'2" (4.93m) x 7'10" (2.39m). A great room to provide a number of uses. Radiator. Inset LED spotlights to ceiling. uPVC double glazed window to front aspect.

FIRST FLOOR LANDING

Smoke alarm. Access to roof space. Radiator. Airing cupboard, with fitted shelving, housing hot water tank. Door to:

BEDROOM 1

15'2" (4.62m) maximum reducing to 13'0" (3.96m) x 10'4" (3.15m) excluding recess. Radiator. uPVC double glazed window to front aspect. Door to:

ENSUITE SHOWER ROOM

A modern matching white suite comprising double length tiled shower enclosure with fitted main shower unit including shower attachment. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC. Heated ladder towel rail. Tiled floor. Tiled wall surround. Extractor fan. Inset LED spotlight to ceiling. Obscure uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

11'2" (3.40m) x 8'2" (2.49m). Radiator. Deep built in wardrobe. uPVC double glazed window to rear aspect.

From first floor landing, door to:

BEDROOM 3

9'0" (2.74m) x 8'0" (2.44m). Built in cupboard/wardrobe. Inset LED spotlights to ceiling. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 4

8'8" (2.64m) maximum x 8'0" (2.44m) maximum. Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BATHROOM

A matching white suite comprising panelled bath with modern style mixer tap including shower attachment, glass shower screen and tiled splashback. Wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Radiator. Shaver point. Extractor fan. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is an area of garden with surrounding shrub beds stocked with a variety of maturing shrubs, plants and trees. Access to front door with outside lighting and water tap. A double width driveway provides parking for two vehicles part of which provides access to:

SINGLE GARAGE

The garage has been part divided to provide a workshop area. Power and light. Up and over door. Rear courtesy door provides access to the rear garden.

To the right side elevation is a side gate in turn providing access to the rear garden which consists of an extensive composite raised decked terrace with outside light leading to a lawned area of garden with surrounding shrub beds.

**TENURE
FREEHOLD**

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout taking the 1st exit left down onto Bridge Road and at the next roundabout bear left onto Sannerville Way and proceed along. Take the right hand turning signposted 'Exminster' and proceed under the railway bridge and take the 1st right into Reddaway Drive and continue around taking the 1st right into Miller Way. 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.

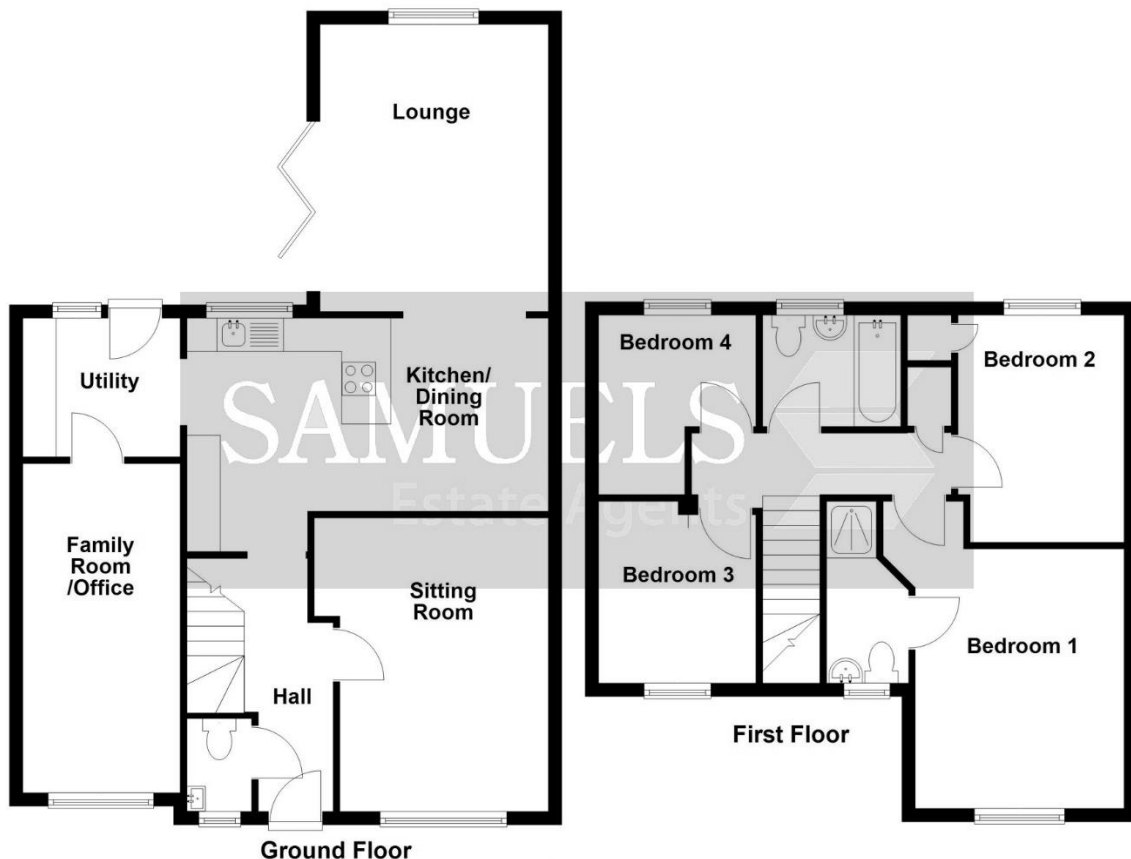
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0324/8601/AV



Total area: approx. 122.5 sq. metres (1318.5 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		