



**9 OLD QUARRY DRIVE  
EXMINSTER  
NEAR EXETER  
EX6 8FJ**

PROOF COPY



**£265,000 FREEHOLD**



**A well presented semi detached house occupying a delightful pedestrianised position with pleasant outlook over neighbouring green situated in this popular village location on the outskirts of Exeter. Two double bedrooms. First floor modern bathroom. Reception hall. Ground floor cloakroom. Modern kitchen. Spacious lounge/dining room. Gas central heating. uPVC double glazing. Enclosed rear garden enjoying southerly aspect. Private allocated parking space. Ideal first time buy purchase. Viewing highly recommended.**

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

Covered entrance with courtesy light. Composite front door, with inset obscure double glazed panel, leads to:

### **RECEPTION HALL**

Cloak hanging space. Radiator. Laminate wood effect flooring. Door to:

### **CLOAKROOM**

Comprising low level WC. Wall hung wash hand basin with modern style mixer tap and tiled splashbacks. Fitted mirror. Radiator. Laminate wood effect flooring. Obscure uPVC double glazed window to front aspect.

From reception hall, doorway opens to:

### **KITCHEN**

9'2" (2.79m) x 6'10" (2.08m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards with concealed lighting. Granite effect work surfaces with matching splashback. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted oven. Four ring electric hob with glass splashback and filter/extractor hood over. Plumbing and space for washing machine. Integrated upright fridge freezer. Wall mounted concealed boiler serving central heating and hot water supply. Laminate wood effect flooring. uPVC double glazed window to front aspect with pleasant outlook over neighbouring green.

From reception hall, door to:

### **LOUNGE/DINING ROOM**

13'10" (4.22m) excluding door recess x 13'8" (4.17m) maximum reducing to 10'10" (3.30m). A light and spacious room. Television aerial point. Telephone point. Two radiators. Deep storage cupboard with power point also housing electric consumer unit. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed double opening doors providing access and outlook to rear garden.

### **FIRST FLOOR LANDING**

Access to roof space. Smoke alarm. Door to:

### **BEDROOM 1**

13'8" (4.17m) maximum into wardrobe space x 8'5" (2.57m). Radiator. Range of built in furniture to one wall consisting of two double wardrobes, three drawer chest and overhead storage cupboard. Two uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BEDROOM 2**

13'8" (4.17m) maximum x 8'0" (2.44m) excluding door recess. Radiator. Built in cupboard/wardrobe. Two uPVC double glazed windows to front aspect with pleasant outlook over neighbouring green.

From first floor landing, door to:

### **BATHROOM**

A modern matching white suite comprising panelled bath with modern style mixer tap, fitted electric shower unit over, folding glass shower screen and tiled splashback. Wall hung wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Large fitted mirror. Shaver point. Inset LED spotlights to ceiling. Heated ladder towel rail. Extractor fan.

### **OUTSIDE**

To the front of the property is an area of garden stocked with maturing hedgerow. Dividing pathway leads to the front door whilst a side gate leads to wide side pathway with water tap in turn providing access to the rear garden.

The rear garden enjoys a southerly aspect and consists of a paved patio with outside light and power point. Neat shaped area of lawn. Shrub bed. Timber shed. Enclosed to all sides. Steps lead to a rear gate in turn providing access to allocated parking space.

### **TENURE FREEHOLD**

### **MAINTENANCE CHARGE**

We await confirmation of the charge for the upkeep of the communal areas.

### **MATERIAL INFORMATION**

Construction Type: To be confirmed  
Mains: - Water, drainage, electric, gas  
Heating: Gas central heating

Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>  
Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>  
Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>  
Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>  
Mining: No risk from mining  
Council Tax: Band C (Teignbridge)

### **DIRECTIONS**

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout and take the 3rd exit left down into Bridge Road. At the next roundabout bear left onto Sannerville Way and proceed along taking the right hand turning signposted 'Exminster' continue into the village taking the 1st right into Milbury Farm Meadow. At the 'T' junction turn right into Old Quarry Drive, the property in question will be found on the right hand side occupying a pedestrianised position overlooking the green.

### **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 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/0326/9156/AV**



**AWAITING  
FLOOR PLAN**



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