



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

PROOF COPY



£465,000 FREEHOLD



A beautifully presented modern detached family home occupying a fabulous cul-de-sac position with good size rear garden, ample parking, double garage and additional parking for motorhome, caravan etc. Three good size bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Spacious sitting room. Separate dining room. Modern kitchen. Ground floor cloakroom. uPVC double glazed conservatory. Gas central heating. uPVC double glazing. Popular village on the outskirts of Exeter. Good access to local amenities and major link roads. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

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

RECEPTION HALL

Cloak hanging space. Smoke alarm. Telephone point. Stairs rising to first floor. uPVC double glazed window to front aspect. Door to:

CLOAKROOM

A modern matching white suite comprising low level WC. Corner wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath and tiled splashback. Laminate wood effect flooring. Radiator. Electric consumer unit. Obscure uPVC double glazed window to front aspect.

From reception hall, door to:

SITTING ROOM

18'0" (5.49m) x 11'0" (3.35m). A light and spacious room. Marble effect fireplace with raised hearth, fitted living flame effect gas fire, fire surround and mantel over. Radiator. Telephone point. Television aerial point. uPVC double glazed window to front aspect. Door to kitchen. uPVC double glazed sliding patio door provides access to:

CONSERVATORY

11'4" (3.45m) x 10'8" (3.25m) maximum. A quality fitted uPVC double glazed conservatory with dwarf wall and pitched roof. Power and light. Tiled floor. uPVC double glazed windows and double opening doors providing access and outlook to rear garden.

From reception hall, door to:

DINING ROOM

10'2" (3.10m) x 9'2" (2.79m). Radiator. uPVC double glazed window to front aspect. Door leads to:

KITCHEN

13'6" (4.11m) reducing to 10'0" (3.05m) x 8'6" (2.59m). A refitted modern kitchen comprising a range of matching white gloss fronted base, drawer and eye level cupboards. Wood effect roll edge work surfaces with decorative tiled splashbacks. 1½ bowl sink unit with single drainer and traditional style mixer tap. Fitted electric oven. Four ring gas hob with filter/extractor hood over. Plumbing and space for washing machine. Further appliance space. Radiator. Understair storage cupboard providing space for upright fridge freezer. Laminate wood effect flooring. Wall mounted boiler serving central heating and hot water supply. Door to sitting room. uPVC double glazed window to rear aspect with outlook over rear garden. Frosted double glazed door provides access to rear garden.

FIRST FLOOR LANDING

Radiator. Smoke alarm. Deep storage cupboard with fitted shelving. uPVC double glazed window to rear aspect with outlook over rear garden. Access, via pull down aluminium ladder, to insulated and part boarded roof space with electric light.

From first floor landing, door to:

BEDROOM 1

11'10" (3.61m) x 10'2" (3.10m). Radiator. Deep walk in wardrobe with hanging rails and fitted shelving. uPVC double glazed window to front aspect. Door to:

ENSUITE SHOWER ROOM

A refitted modern matching white suite comprising good size quadrant tiled shower enclosure with fitted mains shower unit including separate shower attachment. Wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Radiator. Laminate wood effect flooring. Shaver point. Two medicine cabinets. Extractor fan. Obscure uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

11'2" (3.40m) x 8'8" (2.64m) excluding door recess. Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 3

9'2" (2.79m) x 8'0" (2.44m). Radiator. Built in wardrobe with hanging rails. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BATHROOM

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

OUTSIDE

The plot position is a particular feature of the property with a double width private driveway providing ample parking in to:

DOUBLE GARAGE

16'10" (5.13m) x 16'10" (5.13m). Twin up and over doors. Pitched roof providing additional storage space. Power and light. Part obscure uPVC double glazed door provides access to side elevation.

The front garden is mostly laid to decorative stone chippings for ease of maintenance with maturing shrubs and plants including palms. Attractive brick paved pathway leads to the front door with courtesy light. To the left side elevation of the garage are timber double opening gates leading to a further parking area with outside lighting and external power point. This particular driveway provides additional parking for motorhome, caravan or boat. Side gate lead to the rear garden which enjoys a high degree of privacy and comprises of a good size paved patio with outside lighting, water tap and power point.

Neat retaining wall. Timber framed pergola. Four maturing palm trees. Opening to an extensive lawned area of garden and enclosed by well maintained natural hedgerow and timber fencing. The rear garden extends to the side elevation with further patio and outside light. Shaped area of lawn providing access to:

SUMMER HOUSE

11'8" (3.56m) x 7'6" (2.29m). A substantial timber framed summer house to provide a number of uses. Power and light. uPVC double glazed double opening doors providing access and outlook to rear garden.

TENURE

Freehold

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas Central Heating

Mobile: Indoors - EE and Three limited, O2 and Vodafone likely : Outdoors – EE, Three, O2 and Vodafone 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 D

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout taking the 3rd exit left down into Bridge Road. At the next roundabout bear left onto Sannerville Way and continue along taking the 1st right hand turning signposted 'Exminster' and continue into the village taking the 1st right into Reddaway Drive then 1st right into Miller Way continue to the top of the road and turn right and the property in question will be found directly in front.

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.

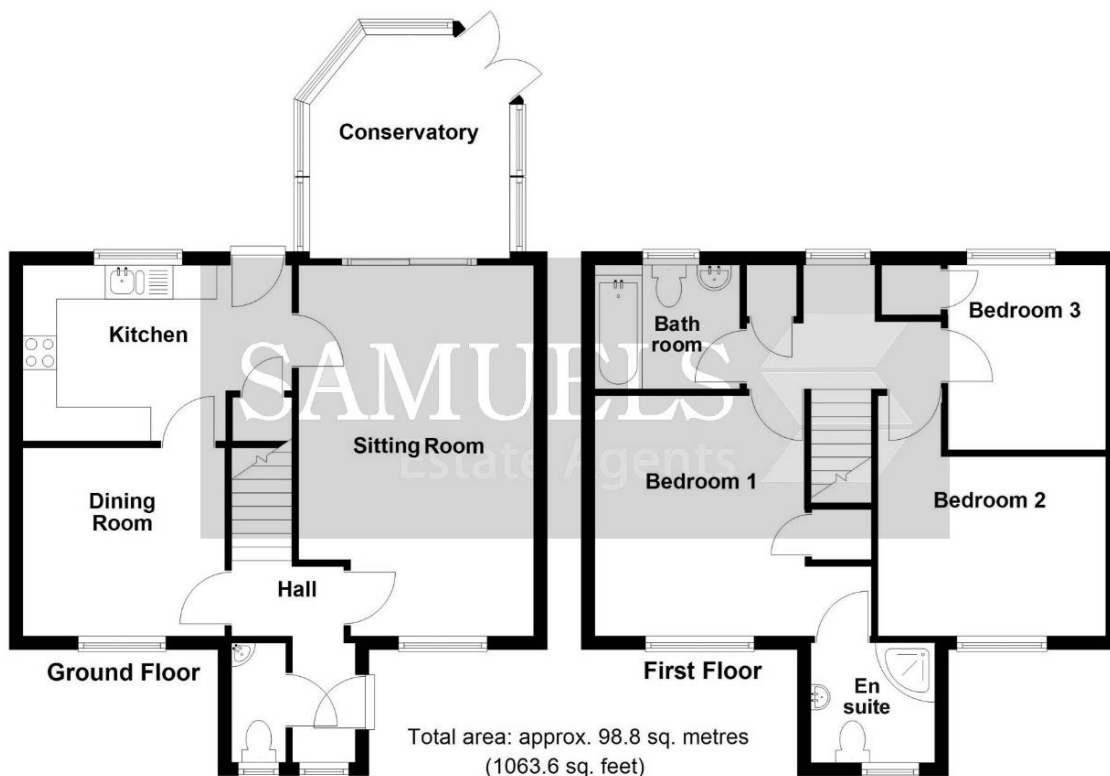
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0524/8647/AV





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		