



**5 WHITE CLOSE
EXETER
DEVON
EX1 4AD**

PROOF COPY



GUIDE PRICE £465,000 FREEHOLD



A beautifully presented Redrow built (Oxford design) detached family home occupying a delightful end plot position neighbouring tree lined footpath. Four good size bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Sitting room. Light and spacious modern kitchen/dining room. Utility room. Cloakroom. uPVC double glazing. District heating. Double width driveway. Garage. Highly popular residential development providing good access to local amenities and popular schools. A lovely home. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Covered entrance with courtesy light. Composite front door, with obscure lead effect double glazed window, leads to:

RECEPTION HALL

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

SITTING ROOM

16'4" (4.98m) into bay x 10'10" (3.30m). Radiator. Telephone point. Television aerial point. Lead effect uPVC double glazed window to side aspect with pleasant outlook over neighbouring tree lined footpath. Large uPVC lead effect double glazed bay window to front aspect again enjoying pleasant outlook over neighbouring tree lined footpath.

From reception hall, door to:

KITCHEN/DINING ROOM

21'8" (6.60m) x 12'0" (3.66m) maximum. A light and spacious room fitted with a range of matching base, drawer and eye level cupboards with concealed lighting. Quartz worktop with matching splashback. Fitted double oven/grill. Four ring electric hob with filter/extractor hood over. 1½ bowl sink unit set within granite worktop with single drainer and modern style mixer tap. Integrated upright fridge freezer. Integrated dishwasher. Upright larder cupboard. Ample space for table and chairs. Radiator. Inset LED spotlights to ceiling. Deep storage cupboard. 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 leads to:

UTILITY ROOM

6'6" (1.98m) x 5'10" (1.78m). Quartz worktop with matching splashback. Single bowl sink unit with modern style mixer tap and base cupboard under. Plumbing and space for washing machine. Further appliance space. Radiator. Composite door, with obscure double glazed panel, provides access to rear garden. Door leads to:

CLOAKROOM

A modern matching white suite comprising low level WC. Wall hung wash hand basin with modern style mixer tap and tiled splashback. Radiator. Obscure uPVC double glazed window to side aspect.

FIRST FLOOR LANDING

Access to roof space. Smoke alarm. Radiator. Deep storage cupboards. Door to:

BEDROOM 1

14'8" (4.47m) into bay excluding wardrobe space x 10'8" (3.25m). Radiator. Built in double wardrobe. Lead effect uPVC double glazed window to side aspect with outlook over neighbouring tree lined footpath. Thermostat control panel. Lead effect uPVC double glazed bay window to front aspect again enjoying fine outlook over neighbouring tree lined footpath. Door leads to:

ENSUITE SHOWER ROOM

A modern matching white suite comprising good size tiled shower enclosure with fitted mains shower unit. Low level WC. Wall hung wash hand basin with modern style mixer tap. Fitted mirror. Shaver point. Extractor fan. Obscure lead effect uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

14'2" (4.32m) maximum x 10'0" (3.05m). Radiator. Lead effect uPVC double glazed window to front aspect with pleasant outlook over neighbouring tree lined footpath.

From first floor landing, door to:

BEDROOM 3

12'0" (3.66m) x 10'10" (3.30m) maximum. Laminate wood effect flooring. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden and neighbouring tree lined footpath.

From first floor landing, door to:

BEDROOM 4

9'10" (3.0m) x 9'8" (2.95m). Radiator. Laminate wood effect flooring. uPVC double glazed window to rear aspect.

From first floor landing, door to:

BATHROOM

A modern matching white suite comprising panelled bath with modern style mixer tap including fitted mains shower unit over, glass shower screen and tiled splashback. Low level WC. Wall hung wash hand basin with modern style mixer tap. Fitted mirror. Heated ladder towel rail. Extractor fan. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

The property benefits from occupying a delightful end plot position. The front garden is mostly laid to lawn with well stocked flower/shrub beds. Attractive brick paved double width driveway provides comfortable parking for two vehicles part of which provides access to

GARAGE

17'6" (5.33m) x 9'2" (2.79m). With up and over door providing vehicle access. Power and light. Electric consumer unit. Heat exchanger. Courtesy door provides access to side elevation.

To the left side elevation a pathway and gate providing access to the rear garden, which is a particular feature of the property, consisting of a paved patio with water tap leading to a neat shaped area of level lawn. Side shrub beds stocked with a variety of maturing shrubs and plants. The rear garden is enclosed to all sides.

TENURE
FREEHOLD

MAINTENANCE CHARGE

We have been advised there is a charge in place of £125 per annum for the maintenance of all communal areas.

DIRECTIONS

Proceeding out of Exeter through Pinhoe continue on the road towards West Clyst and at the traffic light junction turn left into Hawkins Road. Continue down and at the roundabout turn right, again a continuation of Hawkins Road, and proceed straight ahead taking the left hand turning in Manley Meadow. Proceed along the road and White Close 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.

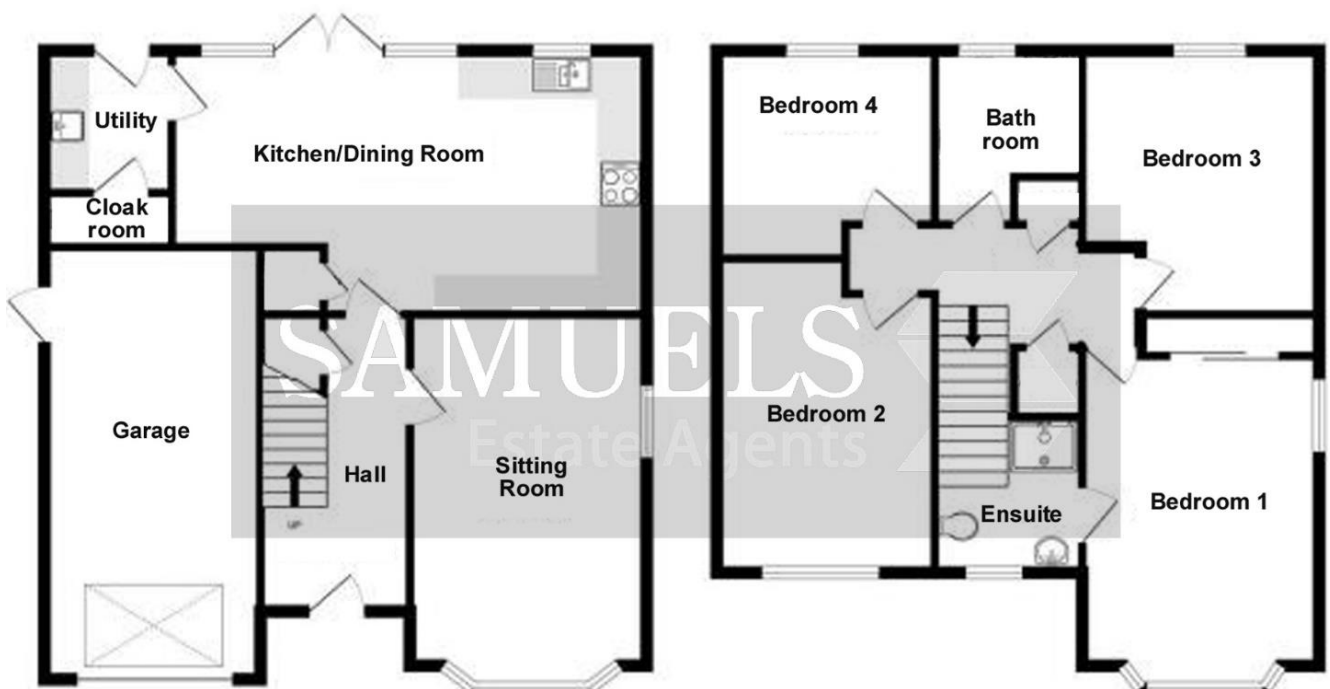
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0523/8423/AV



Floor plan for illustration purposes only – not to scale



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