

**15 CROCKWELLS ROAD  
EXMINSTER  
NEAR EXETER  
EX6 8DH**



**OFFERS IN THE REGION OF £240,000 FREEHOLD**



**A mid terraced family home occupying a delightful pedestrianised position whilst within close proximity to all local village amenities. Requiring a degree of modernisation. Three bedrooms. First floor bathroom. Enclosed entrance porch. Reception hall. Spacious sitting room. Kitchen/dining room. Lean to conservatory. uPVC double glazing. Enclosed rear garden. Garage in block close by. Popular village location on the outskirts of Exeter providing good access to major link roads. No chain. Viewing recommended.**

## ENCLOSED ENTRANCE PORCH

uPVC double glazed windows to both front and side aspects. Part obscure uPVC double glazed door leads to:

## RECEPTION HALL

Stairs rising to first floor. Understair storage cupboard. Night storage heater. Obscure glass panelled door leads to:

## SITTING ROOM

15'8" (4.78m) x 11'2" (3.40m). A well proportioned room. Night storage heater. uPVC double glazed window to front aspect. Obscure glass panelled door leads to kitchen/dining room.

From reception hall, obscure glass panelled door leads to:

## KITCHEN/DINING ROOM

17'4" (5.28m) x 11'0" (3.35m) maximum reducing to 7'10" (2.39m). Fitted with a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces. Single drainer sink unit. Space for Electric/gas cooker. Space for upright fridge freezer. Further appliance space. Space for table and chairs. Night storage heater. Larder cupboard. uPVC double glazed window to rear aspect with outlook over rear garden. Obscure uPVC double glazed window to rear aspect. Part obscure uPVC double glazed door provides access to:

## LEAN TO CONSERVATORY

9'0" (2.74m) x 4'10" (1.47m). Plumbing and space for washing machine. Two eye level cupboards. Glazed windows and door providing access and outlook to rear garden.

## FIRST FLOOR LANDING

Access to roof space. Smoke alarm. Door to:

## BEDROOM 1

12'2" (3.71m) x 9'10" (3.0m). Built in wardrobe with hanging rail with storage cupboard over. Two additional storage cupboards. uPVC double glazed window to front aspect.

From first floor landing, door to:

## BEDROOM 2

10'8" (3.25m) x 9'4" (2.84m). Telephone point. Airing cupboard, with fitted shelving, housing lagged hot water cylinder. Built in wardrobe with hanging rail. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

## BEDROOM 3

8'2" (2.49m) x 7'2" (2.18m). uPVC double glazed window to front aspect.

From first floor landing, door to:

## BATHROOM

A matching suite comprising panelled bath. Low level WC. Wash hand basin. Part tiled walls. Obscure uPVC double glazed window to rear aspect.

## OUTSIDE

To the front of the property is a lawned area of garden with shrub beds well stocked with a variety of maturing shrubs, plants and hedgerow. Dividing pathway leads to the front door. The rear garden has a south westerly aspect and is mostly laid to decorative stone chippings and paving for ease of maintenance. Raised shrub beds stocked with a variety of maturing shrubs, plants and flowers. Garden shed. Enclosed to all sides. A rear gate provides pedestrian access in turn providing access to **garage** in block close by (on facing block – right hand side second garage from the left hand side).

## TENURE

**FREEHOLD**

## MATERIAL INFORMATION

Construction Type: To be confirmed

Mains: - Water, drainage, electric, gas

Heating: Night storage heating

Mobile: Indoors – EE, Three, O2 and Vodafone 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 C (Teignbridge)

Road. Continue over the swing bridge and at the next roundabout bear left onto Sannerville way and proceed along, ignoring the 1<sup>st</sup> turning right to Exminster, and continue along to the next roundabout taking the 3<sup>rd</sup> exit signposted 'Exminster' continue into the village, over the next mini roundabout then take the 2<sup>nd</sup> right into Crockwells Road, proceed down and the property in question will be found on the left hand side occupying a pedestrianised position.

## 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.

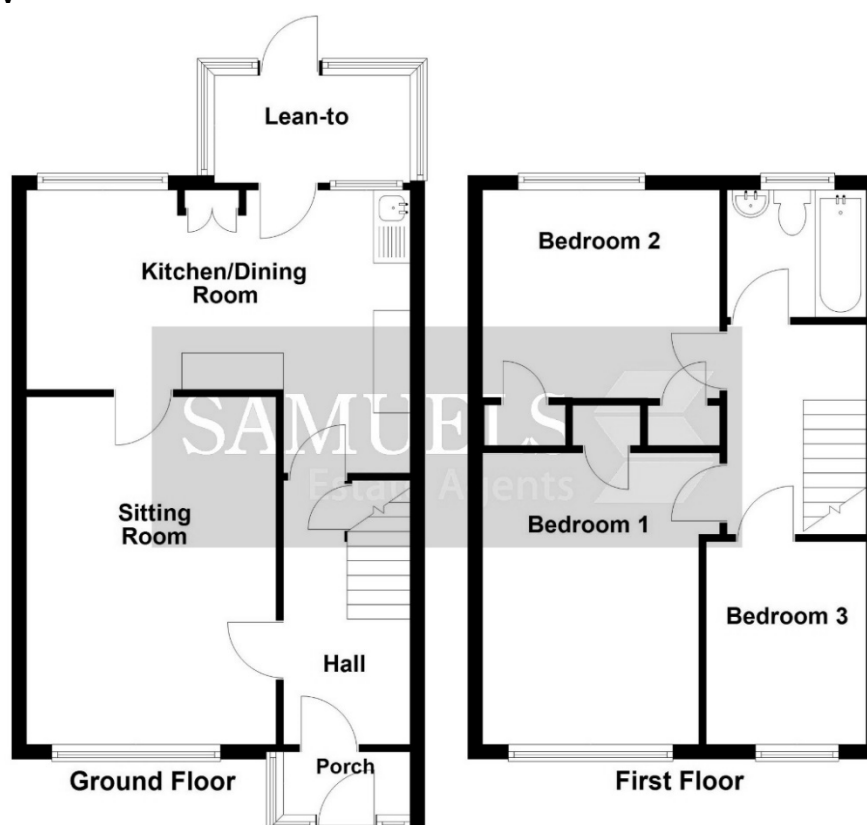
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0525/8957/AV



Total area: approx. 85.6 sq. metres (921.1 sq. feet)  
 Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		