

**1 HARRISONS WAY
STOKE CANON
NEAR EXETER
EX5 4BG**



£240,000 FREEHOLD



A well appointed modern end terraced house situated in this popular village location on the outskirts of Exeter. Well presented spacious living accommodation. Two double bedrooms. First floor modern bathroom. Large sitting room. Well proportioned kitchen/dining room. Ground floor cloakroom. Gas central heating. uPVC double glazing. Enclosed rear garden. Car port. Fine outlook and views over neighbouring countryside and beyond. A great first time buy purchase. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Canopy entrance. Part obscure uPVC double glazed front door leads to:

RECEPTION HALL

Stairs rising to first floor. Open plan to:

SITTING ROOM

15'4" (4.67m) x 13'8" (4.17m) excluding recess. A spacious room with laminate wood effect flooring. Radiator. Telephone point. Television aerial point. Understair recess. Smoke alarm. Electric consumer unit. uPVC double glazed window to front aspect. Door to:

CLOAKROOM

A matching white suite comprising low level WC. Wash hand basin with tiled splashback. Laminate wood effect flooring. Extractor fan.

From sitting room, door to:

KITCHEN/DINING ROOM

16'5" (5.0m) x 15'0" (4.57m). Again a light and spacious room fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces with tiled splashback. 1½ bowl sink unit with single drainer and mixer tap. Fitted electric oven. Four ring gas hob with filter/extractor hood over. Space for upright fridge freezer. Plumbing and space for washing machine. Upright storage cupboard. Radiator. Ample space for table and chairs. Wall mounted boiler serving central heating and hot water supply (Installed TBC). 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

13'4" (4.06m) x 13'0" (3.96m). Radiator. Television aerial point. Deep walk in wardrobe with electric light. uPVC double glazed window to front aspect with fine outlook over neighbouring countryside and beyond.

From first floor landing, door to:

BEDROOM 2

10'6" (3.20m) x 9'6" (2.90m). Radiator. 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 'P' shaped panelled bath with modern style mixer tap including shower attachment, overhead shower and tiled splashback. Low level WC. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is a sloped pathway providing access to front door with courtesy light. The rear garden consists of a paved patio with outside light and water tap. Steps lead down to a section of garden laid to decorative stone chippings and paving for ease of maintenance. The rear garden is enclosed to all sides whilst a rear gate provides access to car port (on facing car port – right hand side).

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: To be confirmed

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE, Three, O2 and Vodafone voice & data likely

Mobile: Outdoors – EE, Three, O2 and Vodafone voice & data likely

Broadband: Standard & Superfast available.

Flood Risk: River & sea – Low risk, Surface water – Very Low risk

Mining: No risk from mining

Council Tax: Band B (East Devon)

DIRECTIONS

From Exeter (A377). On reaching Stoke Canon continue over the bridge and proceed straight ahead and Harrisons Way will be found a short way along 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.

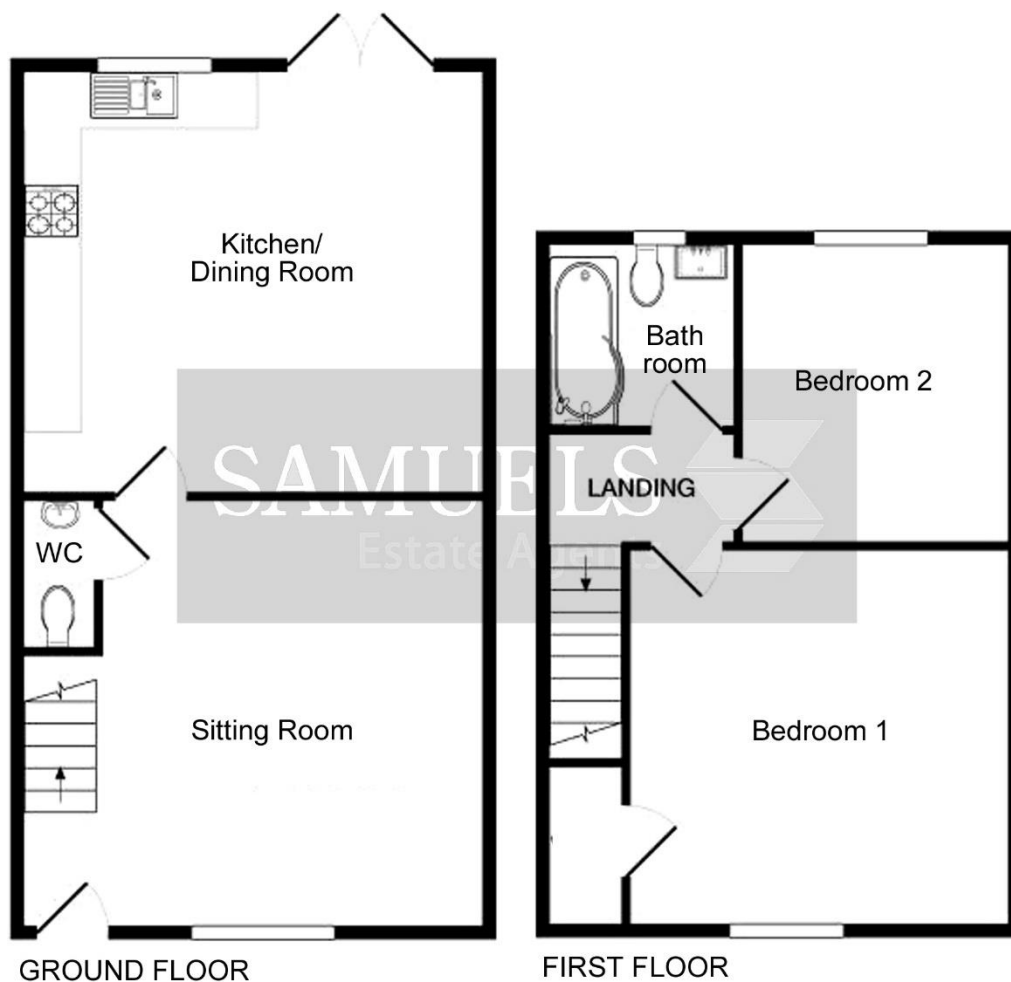
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0525/8955/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		