



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



**£450,000 FREEHOLD**



**An opportunity to acquire a fabulous modern detached family home with good size south westerly facing rear garden, private driveway providing ample parking and garage. Situated within this highly desirable residential location convenient to local village amenities. Presented in good decorative order throughout. Three good size bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Sitting room. Ground floor cloakroom. Light and spacious modern kitchen/dining room. Gas central heating. uPVC double glazing. Outlook and views over neighbouring area and beyond. A great family home. Viewing highly recommended.**

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

Part obscure double glazed front door leads to:

### **RECEPTION HALL**

Radiator. Thermostat control panel. Smoke alarm. Telephone point. uPVC double glazed window to front aspect. Door to:

### **CLOAKROOM**

A modern matching white suite comprising low level WC. Wash hand basin with tiled splashback. Tiled floor. 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, raised hearth, inset living flame effect gas fire, fire surround and mantel over. Two radiators. Door to kitchen/dining room. uPVC double glazed window to front aspect with outlook over front garden. uPVC double glazed double opening doors providing access and outlook to rear garden.

From reception hall, door to:

### **KITCHEN/DINING ROOM**

18'0" (5.49m) x 13'5" (4.09m) maximum reducing to 10'2" (3.10m). Again another light and spacious room. Modern fitted kitchen comprising a range of matching base, drawer and eye level cupboards. Wood work surfaces with tiled splashbacks. Ceramic 1½ bowl sink unit single drainer and modern style mixer tap. Fitted oven. Four ring electric hob with filter/extractor hood over. Integrated dishwasher. Integrated washing machine. Space for upright fridge freezer. Ample space for table and chairs. Radiator. Wall mounted concealed boiler serving central heating and hot water supply. Deep understair storage cupboard/larder. uPVC double glazed window to front aspect with outlook over front garden. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed door provides access and outlook to rear garden.

### **FIRST FLOOR LANDING**

Access to roof space. Radiator. Smoke alarm. Airing cupboard, with fitted shelving, housing hot water tank. uPVC double glazed window to rear aspect with outlook over rear garden. Door to:

### **BEDROOM 1**

11'8" (3.56m) x 13'6" (4.11m) maximum reducing to 10'2" (3.10m). A well proportioned room. Radiator. Range of built in wardrobes/cupboards including two drawers. uPVC double glazed window to front aspect with fine outlook over neighbouring area and beyond. Door to:

### **ENSUITE SHOWER ROOM**

A matching white suite comprising quadrant tiled shower enclosure with fitted mains shower unit. Low level WC. Wash hand basin with tiled splashback. Tiled floor. Heated ladder towel rail. 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 again offering fine outlook over neighbouring area and beyond.

From first floor landing, door to:

### **BEDROOM 3**

9'2" (2.79m) x 8'2" (2.49m) excluding wardrobe space. Radiator. Deep built in wardrobe with fitted shelving and hanging rail

From first floor landing, door to:

### **BATHROOM**

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

### **OUTSIDE**

The property is approached via a private driveway providing ample parking leading to:

### **SINGLE GARAGE**

Up and over door providing vehicle access. With power and light. Pitched roof providing additional storage space. Rear courtesy door provides access to the rear garden.

The front garden is well stocked with a variety of maturing shrubs, plants, bushes and trees including palms. Shaped area of lawn. A dividing pathway leads to the front door with courtesy light. Between the garage and property is a side gate and pathway in turn providing access to the rear garden, which is a particular feature of the property, enjoying a westerly aspect and consisting of an extensive decked terrace with outside lighting and water tap. A good size shaped area of lawn. Shrub beds stocked with a variety of maturing shrubs, plants and trees. Paved patio. Brick built barbecue. Access to:

### **TIMBER SHED/STUDIO ROOM**

9'5" (2.87m) x 6'10" (2.08m). Power and light. Telephone point. Double glazed window overlooking the rear garden.

**TENURE**  
FREEHOLD

**MATERIAL INFORMATION**

Construction Type: Brick and block  
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 D (Teignbridge)

**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 and continue around taking the 1st right into Miller Way. The property in question 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 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.

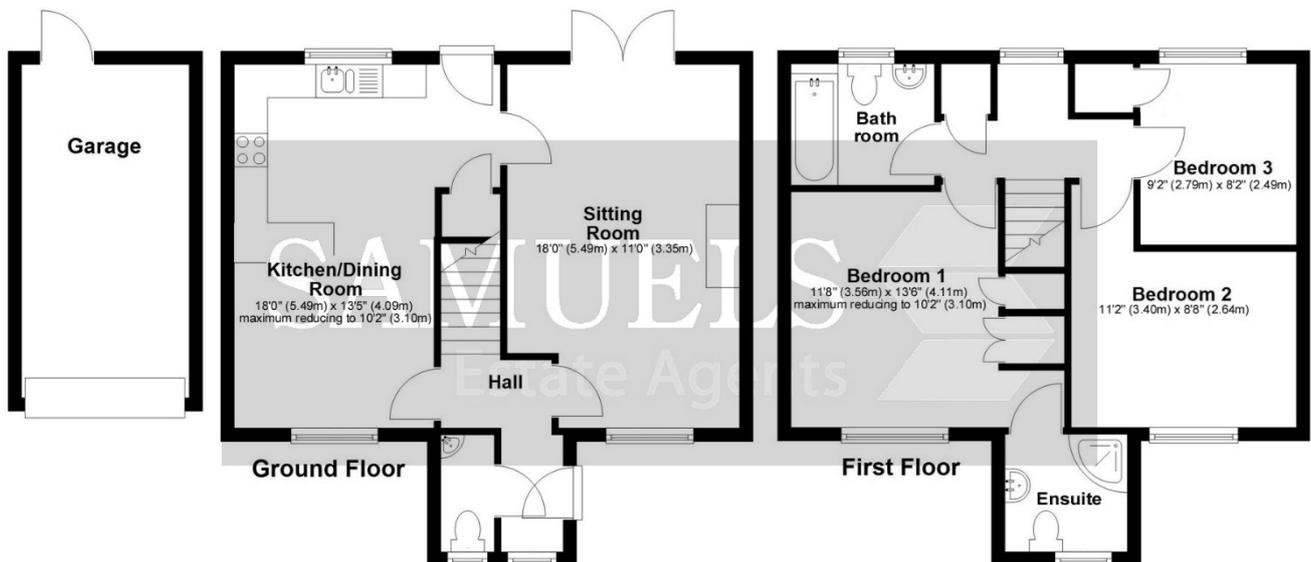
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

**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/0126/9119/AV



Total area: approx. 102.2 sq. metres (1099.8 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		