



**11 CLEAVE CLOSE
TEDBURN ST MARY
NEAR EXETER
EX6 6AS**



£275,000 FREEHOLD



An opportunity to acquire a semi detached bungalow occupying a fabulous end of cul-de-sac position with pleasant outlook over neighbouring green/orchard. Two double bedrooms. Entrance vestibule. Lounge/dining room. Kitchen. Utility. Inner hallway. Shower/wet room. Private driveway providing ample parking. Garage with electronically operated up and over door. Enclosed lawned rear garden enjoying a high degree of privacy whilst benefitting from a westerly aspect. uPVC double glazing. Oil fired central heating. Popular village location on the outskirts of Exeter. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part obscure uPVC double glazed front door, with matching side panel, leads to:

ENTRANCE VESTIBULE

Radiator. Cupboard housing electric consumer unit. Door to:

LOUNGE/DINING ROOM

14'10" (4.52m) x 11'0" (3.35m). Radiator. Exposed stone/slate fireplace with raised hearth and wood mantel over. Television aerial point. uPVC double glazed window to front aspect with pleasant outlook over neighbouring green and countryside beyond.

Door to:

KITCHEN

10'4" (3.15m) x 7'4" (2.24m). Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces with tiled splashbacks. Electric oven and hob with filter/extractor hood over. Single drainer sink unit. Space for upright fridge freezer. uPVC window and door providing access to:

UTILITY

11'4" (3.45m) x 4'0" (1.22m). Plumbing and space for washing machine. Radiator. Power and light. uPVC double glazed windows with outlook over neighbouring green and countryside beyond. uPVC double glazed door provides access to driveway.

From lounge/dining room, door leads to:

INNER HALLWAY

Access to roof space. Smoke alarm. Storage cupboard with fitted shelving. linen/airing cupboard with fitted shelving and radiator. Door to:

BEDROOM 1

14'4" (4.37m) excluding wardrobe space x 8'8" (2.64m). Radiator. Television aerial point. Built in wardrobe with fitted shelving and hanging rail. uPVC double glazed window to rear aspect with outlook over rear garden.

From inner hallway, door to:

BEDROOM 2

11'2" (3.40m) x 9'8" (2.95m). Radiator. uPVC double glazed sliding patio door providing access and outlook to rear garden.

From inner hallway, door to:

SHOWER/WET ROOM

Comprising low level WC. Wash hand basin with modern style mixer tap. Fitted electric shower unit. Part tiled walls. Radiator. Electric wall heater. Extractor fan. Obscure uPVC double glazed window to side aspect.

OUTSIDE

To the front of the property is an area of lawned garden with shrub bed. Dividing steps lead to the front door. To the right side elevation double opening gates lead to a private driveway providing parking for approximately two/three vehicles (subject to size) in turn providing access to:

GARAGE

16'10" (5.13m) x 8'2" (2.49m). Electronically operated up and over door. Power and light. Pitched roof providing additional storage space. Oil fired boiler serving central heating and hot water supply.

From the side driveway a timber gate opens to the rear garden which is a particular feature of the property enjoying a high degree of privacy whilst also benefitting from a westerly aspect and consisting of a paved patio with awning. Dividing pathway leads to a neat shaped area of lawn with various maturing shrubs and plants including Japanese maple tree. The rear garden is enclosed to all sides.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Block work

Mains: - Water, drainage, electric

Heating: Oil fired 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 C (Teignbridge)

DIRECTIONS

Proceeding out of Exeter up Dunsford Road continue along the road for approximately one mile and take the right hand turning onto the Tedburn road signposted 'Tedburn St Mary'. Continue along the road for approximately three miles and at the roundabout turn right again signposted 'Tedburn St Mary'. Upon reaching the village take the left hand turning into Four Oaks Road then 1st left into Cleave Close.

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.

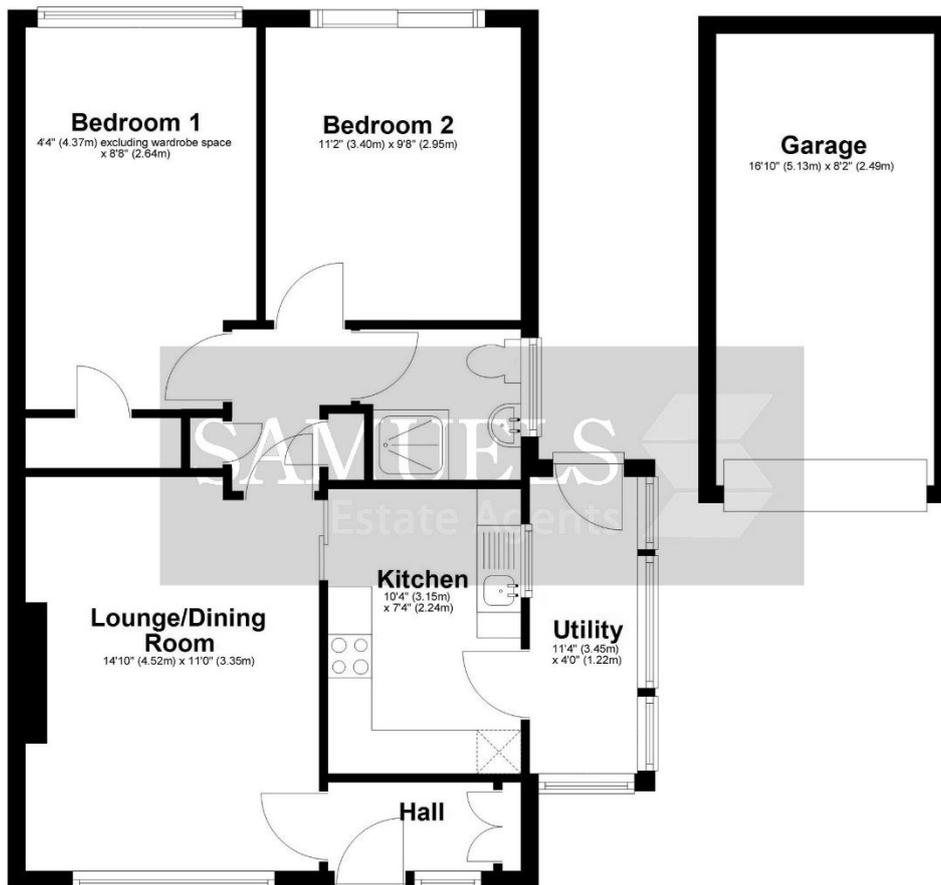
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0226/9152/AV



Total area: approx. 72.5 sq. metres (780.2 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		