



**13 MILLER CLOSE
EXETER
DEVON
EX2 5NE**

PROOF COPY



GUIDE PRICE £350,000-£360,000 FREEHOLD



A rare opportunity to acquire a well presented semi detached house occupying a quiet cul-de-sac position within this highly desirable residential location providing good access to local amenities, popular schools and major link roads. Three bedrooms. First floor bathroom. Reception hall. Ground floor cloakroom. Sitting room. Dining room. Kitchen. Gas central heating. uPVC double glazing. Enclosed easy to maintain rear garden. Private driveway. Garage. A great family home. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Attractive composite front door, with inset obscure double glazed panels, leads to:

RECEPTION HALL

Radiator. Smoke alarm. Door to:

CLOAKROOM

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

From reception hall, door to:

SITTING ROOM

13'4" (4.06m) x 12'4" (3.76m). A light and spacious room. Radiator. Contemporary modern fireplace with raised hearth, inset living flame effect electric fire with mantel over. Television aerial point. Telephone point. Understair storage cupboard. uPVC double glazed window to front aspect. Feature archway opens to:

DINING ROOM

11'0" (3.35m) x 7'8" (2.30m). Radiator. uPVC double glazed sliding patio door providing access and outlook to rear garden. Doorway opens to:

KITCHEN

11'0" (3.35m) x 7'8" (2.30m). Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces with tiled splashback. Single drainer sink unit with mixer tap. Fitted Bosch electric oven. Four ring Bosch gas hob with filter/extractor hood over. Space for upright fridge freezer. Plumbing and space for washing machine. Upright storage cupboard. Radiator. Wall mounted boiler serving central heating and hot water supply (installed 21st April 2017). uPVC double glazed window to side aspect. 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

Smoke alarm. Access to roof space. Airing cupboard, with fitted shelving, housing lagged hot water cylinder (installed 21st April 2017). uPVC double glazed window to side aspect. Door to:

BEDROOM 1

13'0" (3.96m) into wardrobe space x 8'10" (2.69m). Range of built in bedroom furniture consisting of two double wardrobes, two matching bedside units one of which with fitted shelving over. Telephone point. Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

11'0" (3.35m) into wardrobe space x 8'8" (2.64m). Range of built in bedroom furniture consisting of two double wardrobes and bedside unit with display shelving over. Telephone point. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 3

9'10" (3.0m) maximum into door recess reducing to 7'0" (2.13m) x 6'6" (1.98m). Radiator. Telephone point. Deep built in storage cupboard/wardrobe with hanging rail. uPVC double glazed window to front aspect.

From first floor landing, door to:

BATHROOM

6'6" (1.98m) x 5'6" (1.68m). A matching white suite comprising panelled bath with mixer tap including shower attachment and tiled splashback. Low level WC. Wash hand basin with tiled splashback. Radiator. Shaver point. Fitted mirror. Extractor fan. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is an area of garden laid to decorative stone chippings for ease of maintenance. A private driveway provides parking for approximately two vehicles in turn providing access to:

GARAGE

18'4" (5.59m) x 8'4" (2.54m). With power and light. Pitched roof providing additional storage space. Electronically operated roller front door providing vehicle access. uPVC double glazed door provides access to rear garden.

The rear garden enjoys a south easterly aspect whilst consists of a good size paved patio with the majority of the rest of the garden laid to decorative stone chippings and paving for ease of maintenance. A dividing pathway leads to the lower end of the garden with timber shed. The rear garden is enclosed by timber panelled fencing to all sides. To the side elevation is a further paved patio with outside water tap and rear courtesy door to garage.

**TENURE
FREEHOLD**

DIRECTIONS

Proceeding out of Exeter down Heavitree Fore Street continue down into East Wonford Hill and at the traffic light junction turn right into Rifford Road then immediately 1st left into Quarry Lane. Continue to the very top of this road passing the school on the left hand side and continue into Grecian Way proceed along and take the 3rd left into Miller 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 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.

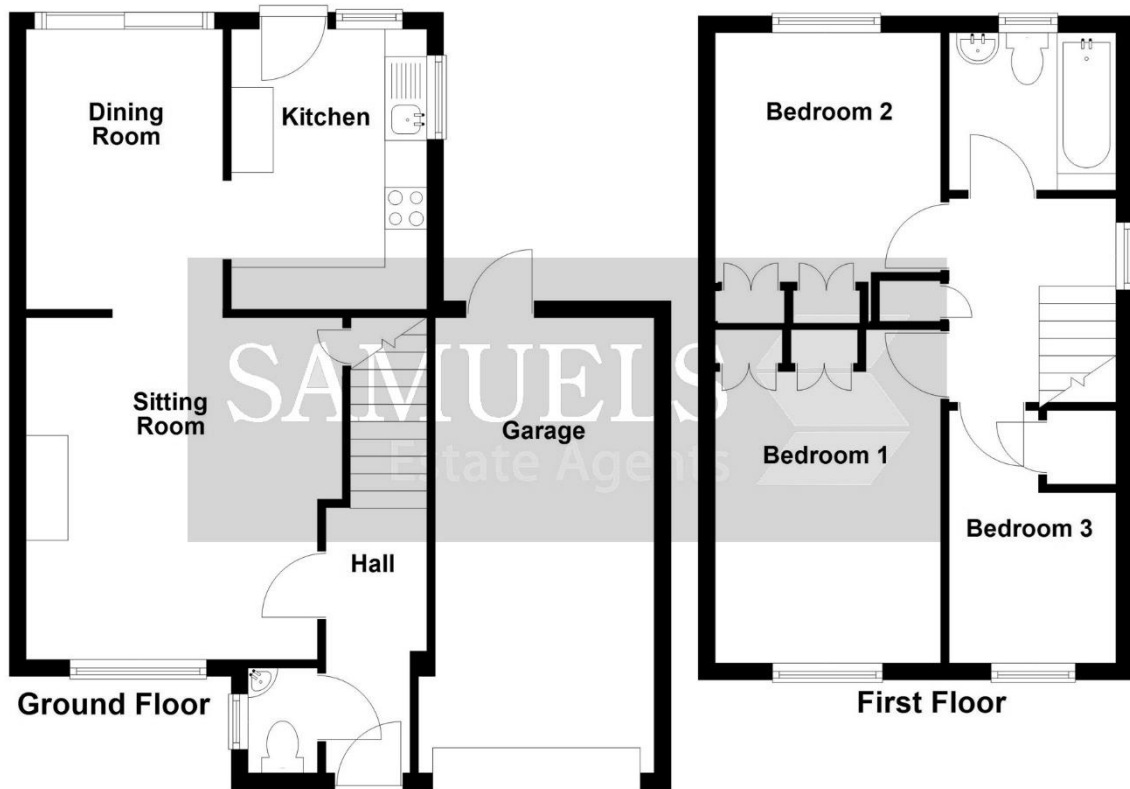
You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included 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/0124/AV**



Total area: approx. 89.5 sq. metres (962.9 sq. feet)

Floor plan for illustration purposes – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		