



**34 JUPES CLOSE
EXMINSTER
NEAR EXETER
EX6 8BN**

PROOF COPY



£400,000 FREEHOLD



A fabulous much improved and extended stylish family home located within this popular village location on the outskirts of Exeter. Three good size bedrooms. Ground floor study/bedroom four. Walk in dressing room and luxury ensuite shower to master bedroom. Modern family bathroom. Sitting room. Impressive light and spacious modern kitchen/dining/family room with underfloor heating and wood burning stove. Utility room. Cloakroom. Gas central heating. uPVC double glazing. Private driveway providing parking for two vehicles. Delightful enclosed rear garden. Fine outlook and views over neighbouring area and beyond. Convenient position providing good access to local amenities. A stunning family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Canopy entrance. Front door, with inset obscure double glazed glass panels, leads to:

RECEPTION HALL

Laminate wood effect flooring. Stairs rising to first floor. Cloak hanging space. Inset LED spotlight to ceiling. Electric consumer unit. Door to:

SITTING ROOM

14'0" (4.27m) x 13'10" (4.22m) maximum reducing to 10'6" (3.20m). Radiator. Deep understair recess. Television aerial point. uPVC double glazed bay window, with deep sill, to front aspect. Door to:

KITCHEN/DINING/FAMILY ROOM

A fabulous light and spacious extended room.

Kitchen Area – 13'10" (4.22m) x 9'0" (2.74m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Wood work surfaces with tiled splashbacks. Single drainer sink unit with modern style mixer tap and cupboard space beneath. Fitted electric oven. Four ring gas hob with filter/extractor hood over. Integrated dishwasher. Space for upright fridge freezer. Feature vertical radiator. Engineered oak wood flooring. Inset LED spotlights to ceiling. Open plan to:

Dining/Family Room – 19'5" (5.92m) x 9'8" (2.95m) maximum. An impressive room open plan to the kitchen with engineered oak wood flooring. Wood burning stove with raised hearth. High pitched ceiling with LED lighting and two double glazed Velux style windows. uPVC double glazed double opening sliding doors, with matching side panels, providing access and outlook to rear garden and large angled uPVC double glazed windows over.

From kitchen, door to:

UTILITY ROOM

Engineered oak wood flooring. Radiator. Upright storage cupboard housing boiler serving central heating and hot water supply. Two matching eye level cupboards. Work surface with decorative tiled splashback. Radiator. Plumbing and space for washing machine. Further appliance space. Inset LED spotlights to ceiling. Door to:

CLOAKROOM

A modern matching white suite comprising low level WC. Feature wall hung wash hand basin with modern style mixer tap and tiled splashback. Decorative tiled floor. Pitched ceiling with inset LED spotlight and double glazed Velux style window.

From utility room, door to:

STUDY/BEDROOM FOUR

9'10" (3.0m) x 8'2" (2.49m). A room to provide a number of uses. Laminate wood effect flooring. Inset LED spotlights to ceiling. uPVC double glazed double opening doors, with side matching side window, providing access and outlook to front aspect.

FIRST FLOOR LANDING

Access to roof space. Inset LED spotlights to ceiling. Smoke alarm. Radiator. Door to:

BEDROOM 1

10'10" (3.30m) x 10'4" (3.15m). Radiator. Deep built in cupboard/wardrobe. uPVC double glazed window to front aspect. Feature archway opens to:

WALK IN DRESSING ROOM

Hanging rails and fitted shelving. Inset LED spotlight. Door to:

ENSUITE SHOWER

7'10" (2.39m) x 5'6" (1.68m). A luxury modern matching white suite. Decorative tiled flooring. Traditional style wash hand basin with traditional style mixer tap. Low level WC. Tiled shower enclosure with toughened glass shower screen. Fitted overhead mains shower. Part tiled walls. Traditional style radiator with heated towel rail surround. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

11'4" (3.45m) x 7'6" (2.29m). Radiator. uPVC double glazed window to rear aspect with fine outlook over neighbouring area, parts of Exeter and beyond.

From first floor landing, door to:

BEDROOM 3

10'4" (3.15m) x 7'10" (2.39m). Radiator. uPVC double glazed window to rear aspect again with fine outlook over neighbouring area, parts of Exeter and beyond.

From first floor landing, door to:

BATHROOM

6'0" (1.83m) x 5'6" (1.68m). A modern matching white suite comprising tiled panelled bath with modern style mixer tap, fitted mains shower unit over including separate shower attachment and glass shower screen. Wash hand basin with modern style mixer tap. Low level WC. Tiled floor. Part tiled walls. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

Directly to the front of the property is an attractive brick paved double width driveway providing parking for two vehicles. Outside light and water tap. Flower/shrub bed. Access to front door. To the rear of the property is an extensive raised timber decked terrace with pizza oven. External power point. Outside lighting. Water tap. Toughened glass enclosure. Side steps lead down to the lower end of the garden which is mostly laid to artificial turf for ease of maintenance. Additional timber decked terrace. Maturing tree. Small area designated to soft fruit growing. The rear garden is enclosed to all sides.

TENURE
Freehold

COUNCIL TAX
Band D

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout and take the 3rd exit left down into Bridge Road and continue along. At the roundabout bear left onto Sannerville Way and continue along this road for approximately 1 mile until reaching the mini roundabout and take 3rd exit into Main Road, Exminster. Continue over the first roundabout to the brow of the hill take the next right down into Jupes Close, continue down taking the 1st right and the property in question will be found 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 on 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 surveyors 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.

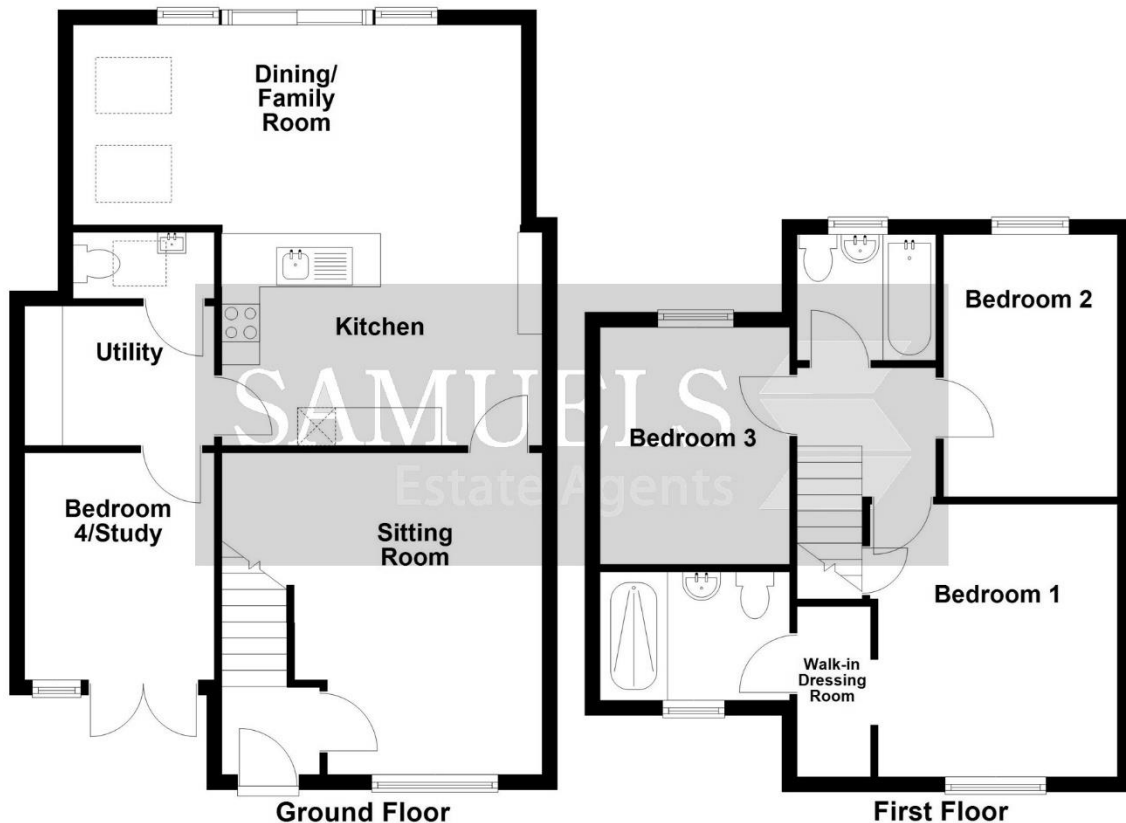
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0924/8761/AV



Ground Floor
Total area: approx. 104.8 sq. metres (1127.9 sq. feet)
First Floor
Floor plan for illustration purposes only – not to scale



| Score | Energy rating | Current | Potential |
|-------|--------------------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | Awaiting EPC Information | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |