



**4 DAIRY CLOSE
DAWLISH ROAD
EXMINSTER
NEAR EXETER
EX6 8DN**



£350,000 FREEHOLD



A beautifully presented much improved and modernised semi detached family home occupying a little known cul-de-sac position within close proximity to village amenities. Three bedrooms. First floor modern bathroom. Reception hall. Sitting room. Fabulous open plan modern fitted kitchen/dining room. Family room. Gas central heating. uPVC double glazing. Enclosed easy to maintain rear/side garden. Private driveway. Garage. Popular village on the outskirts of Exeter. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Covered entrance. Attractive composite front door, with inset frosted double glazed panel, leads to:

RECEPTION HALL

Tiled effect vinyl flooring. Stairs rising to first floor. Understair recess. Cloak hanging space. Inset LED spotlights to ceiling. Electric consumer unit. Smoke alarm. Frosted glass panelled sliding door leads to:

SITTING ROOM

12'0" (3.66m) x 10'4" (3.15m). A light and spacious room. Quality laminate wood effect flooring. Feature vertical radiator. Thermostat control panel. Telephone point. Television aerial point. uPVC double glazed bow window to front aspect. Glass panelled doors lead to:

KITCHEN/DINING ROOM

17'10" (5.44m) x 11'6" (3.51m). Again a fabulous light and spacious room. Recently installed modern kitchen fitted with an extensive range of matching grey gloss fronted base and drawer units. Attractive work surface incorporating breakfast bar. Decorative brick effect tiling. Fitted Bosch electric oven. Four ring Bosch induction hob. 1½ bowl sink unit with single drainer and modern style mixer tap. Integrated washing machine. Integrated upright fridge freezer. Feature vertical radiator. High polished tiled flooring to kitchen area. uPVC double glazed window to rear aspect. Quality laminate wood effect flooring to dining area. Large square opening to:

FAMILY ROOM

11'0" (3.35m) x 7'2" (2.18m). Quality laminate wood effect flooring. Range of matching grey gloss fronted base cupboards with attractive worktop. Inset LED spotlights to part pitched ceiling. uPVC double glazed windows to both rear and side aspects. uPVC double glazed double opening doors provide access to side/rear garden.

FIRST FLOOR LANDING

Access to roof space. Smoke alarm. Airing cupboard housing boiler serving central heating and hot water supply (installed February 2021). Door to:

BEDROOM 1

12'2" (3.71m) x 11'0" (3.35m) maximum. Radiator. uPVC double glazed window to rear aspect with outlook over neighbouring area and beyond.

From first floor landing, door to:

BEDROOM 2

9'8" (2.95m) excluding door recess x 9'6" (2.90m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 3

7'10" (2.39m) maximum x 6'4" (1.93m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BATHROOM

7'0" (2.13m) x 6'6" (1.98m). A refitted modern matching white suite comprising wood panelled bath with modern style mixer tap with overhead shower, separate shower attachment and large shower screen. Modern wall mounted wash hand basin with modern style mixer tap. Low level WC. Heated ladder towel rail. Inset LED spotlights to ceiling. Part tiled walls. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

The property is approached via a private driveway with number 4 having right of access over to private parking area and:

SINGLE GARAGE

15'10" (4.83m) x 8'4" (2.54m). Up and over door providing vehicle access.

Beside the garage is a private parking area whilst to the front of the property is an area of garden laid to decorative chipped slate for ease of maintenance with dividing pathway leading to the front door with courtesy light. To the left side elevation is a timber gate leading to the side/rear garden mostly laid to artificial turf for ease of maintenance with raised gravelled shrub bed. Attractive paved pathway leads to a raised paved patio. External power point and light.

TENURE

Freehold

COUNCIL TAX

Band C

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout and take the 3rd exit left down into Bridge Road, at the next roundabout bear left on Sannerville Way. Proceed along taking the right hand turning signposted 'Exminster', continue down through the village passing the parade of shops and proceed straight ahead. Dairy Close will be found on the left hand side just after the turning for Crockwells Road.

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.

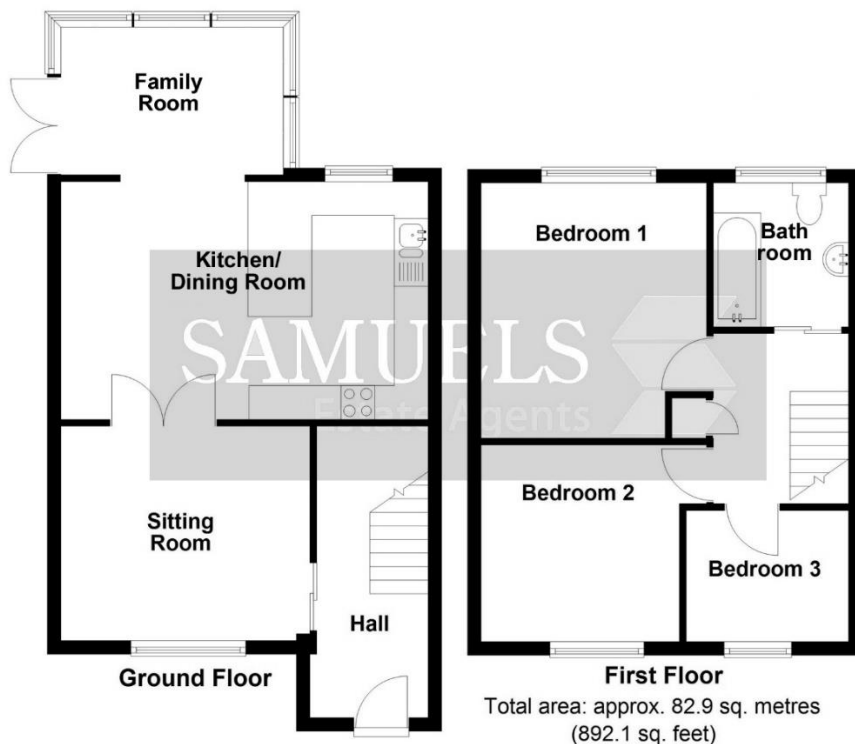
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0524/8650AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		