



**13 FORD WAY
TITHEBARN
EXETER
EX1 3ZT**



OFFERS IN EXCESS OF £600,000 FREEHOLD



A substantial five bedroom detached family home occupying a delightful cul-de-sac position with fine outlook and views over neighbouring country park. Well proportioned living accommodation presented in superb decorative order throughout. Five bedrooms. Ensuite bathroom to master bedroom. Ensuite shower room to guest bedroom. Family bathroom. Large reception hall. Cloakroom. Sitting room. Light and spacious open plan modern kitchen/dining/family room. Study/office. Separate dining room/family room. Double width driveway. Double garage. Enclosed lawned rear garden enjoying southerly aspect. Popular residential development on the outskirts of Exeter providing good access to local amenities and popular schools. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Covered entrance with inset LED lighting. Composite front door, with inset obscure double glazed panel, leads to:

RECEPTION HALL

A large reception hall. Attractive tiled flooring. Radiator. Stairs rising to first floor. Smoke alarm. Thermostat control panel. Deep understair storage cupboard. Door to:

CLOAKROOM

A modern matching white suite comprising low level WC. Wash hand basin with modern style mixer tap and tiled splashback. Attractive tiled flooring. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to front aspect.

From reception hall, door to:

SITTING ROOM

17'2" (5.23m) x 11'8" (3.56m). Radiator. Telephone point. Television aerial point. uPVC double glazed double opening doors, with matching full height side windows, providing access and outlook to rear garden.

From reception hall, door to:

KITCHEN/DINING/FAMILY ROOM

22'5" (6.83m) x 15'0" (4.57m) maximum reducing to 14'0" (4.27m) excluding door recess. A fabulous light and spacious open plan room. Modern kitchen fitted with an extensive range of matching gloss fronted base, drawer and eye level cupboards, with concealed lighting, including central island incorporating breakfast bar. Quartz work surfaces with matching splashback. 1½ bowl sink unit with modern style mixer tap and single drainer set within quartz work surface. Fitted oven. Fitted microwave oven/grill. Four ring electric hob with quartz splashback and double width filter/extractor hood over. Integrated upright fridge freezer. Integrated dishwasher. Two radiators. Ample space for large table and chairs. Inset LED spotlights to kitchen area. Attractive tiled flooring. Television aerial point. Double width storage cupboard with electric consumer unit and internet points. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed double opening doors, with matching full height side windows, providing access and outlook to rear garden. Door to:

UTILITY ROOM

7'8" (2.30m) x 5'6" (1.68m). Matching the kitchen units with single drainer sink unit set within work surface and matching splashback. Base and eye level cupboards. Upright storage cupboard housing heat exchanger. Integrated washing machine. Inset LED spotlights to ceiling. Attractive tiled flooring. Radiator. Part obscure double glazed composite door provides access to side elevation.

From reception hall, door to:

DINING ROOM/FAMILY ROOM

12'6" (3.81m) x 11'4" (3.45m) into bay. Radiator. Door to kitchen/dining/family room. uPVC double glazed bay window to front aspect with pleasant outlook over neighbouring country park.

From reception hall, door to:

STUDY/OFFICE

11'8" (3.56m) maximum reducing to 9'6" (2.90m) x 7'10" (2.39m). Radiator. uPVC double glazed window to front aspect with pleasant outlook over neighbouring country park.

FIRST FLOOR LANDING

A spacious galleried landing. Smoke alarm. Radiator. Deep double width storage cupboard. Door to:

BEDROOM 1

13'0" (3.96m) excluding wardrobe space x 12'8" (3.86m). Radiator. Thermostat control panel. Range of built in wardrobes providing hanging and shelving space. uPVC double glazed window to side aspect. uPVC double glazed window to front aspect offering fine outlook over neighbouring country park and beyond. Door to:

ENSUITE BATHROOM

8'2" (2.49m) x 6'8" (2.03m) maximum. A modern matching white suite comprising panelled bath with central mixer tap and tiled splashback with large fitted mirror. Low level WC. Wash hand basing with modern style mixer tap. Double width tiled shower enclosure with fitted mains shower unit. Part tiled walls. Heated ladder towel rail. High polished tiled flooring. Shaver point. Extractor fan. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to side aspect.

From first floor landing, door to:

BEDROOM 2

13'4" (4.06m) into wardrobe space x 11'0" (3.35m) maximum. Built in triple wardrobe. Radiator. Two uPVC double glazed windows to rear aspect with outlook over rear garden. Door to:

ENSUITE SHOWER ROOM

7'6" (2.29m) x 5'0" (1.52m) maximum. A modern matching white suite comprising double width tiled shower enclosure with fitted main shower unit. Wash hand basin with modern style mixer tap. Low level WC. Part tiled walls. High polished tiled flooring. Heated ladder towel rail. Extractor fan. Obscure uPVC double glazed window to rear aspect.

From first floor landing, door to:

BEDROOM 3

11'10" (3.61m) into wardrobe space 10'0" (3.05m). Radiator. Built in double wardrobe. uPVC double glazed window to front aspect again with fine outlook over neighbouring country park and beyond.

From first floor landing, door to:

BEDROOM 4

10'10" (3.30m) x 9'8" (2.95m) excluding wardrobe space. Radiator. Built in double wardrobe. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 5

9'4" (2.84m) x 8'6" (2.59m). Radiator. uPVC double glazed window to front aspect with fine outlook over neighbouring country park and beyond.

From first floor landing, door to:

BATHROOM

7'6" (2.29m) x 7'4" (2.24m) maximum. A modern matching white suite comprising panelled bath with central mixer tap and tiled splashback. Low level WC. Wash hand basin with modern style mixer tap and tiled splashback. Fitted mirror. Shaver point. Tiled shower enclosure with fitted mains shower unit. High polished tiled flooring. Extractor fan. Inset LED spotlights to ceiling. Heated ladder towel rail. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

Directly to the front of the property is a shaped area of lawn with inset flower/shrub beds stocked with various flowers and maturing shrubs. Dividing pathway leads to the front door. To the left side elevation is private double width driveway providing comfortable parking for two vehicles in turn providing access to:

DOUBLE GARAGE

20'0" (6.10m) x 18'10" (5.74m). Twin up and over doors. Power and light. Pitched roof providing additional storage space.

Between the driveway and garage is a pathway and side gate that opens to the rear garden, which is a particular feature of the property, enjoying a southerly aspect whilst consists of an extensive paved patio with outside lighting and water tap. Neat shaped area of lawn. Flower/shrub beds. To the right side elevation of the property is a useful paved storage area. The rear garden is enclosed by timber panelled fencing to all sides.

TENURE

FREEHOLD

MAINTENANCE CHARGE

David Wilson Homes (the original developer) has advised that the management/service charges are likely to be in the region of £170 p.a. but to date the Vendors have not been asked to pay. Redhayes Management Company Limited (Co. Regn. No. 11392940) of Woodwater House, Pynes Hill, Exeter EX2 5WR.

AGENTS' NOTE

There is a right of way over the driveway of number 11 to access the property – and a shared responsibility for this area between numbers 11, 13 and 15 as that part of the road has not been adopted.

MATERIAL INFORMATION

Construction Type: Brick
Mains: - Water, drainage, electric
Heating: District 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 F (East Devon)

DIRECTIONS

Proceeding out of Exeter along Pinhoe Road continue to the traffic light junction by Sainsburys and bear left. Take the right hand lane to the next set of traffic lights and proceed straight ahead into Cumberland Way. At the roundabout bear left onto Tithebarn Way and continue on this road for approximately ½ mile taking the left hand turning into Stone Barton Road and continue almost to the bottom of this road taking the left hand turning into Buckle Rise then 1st right and continue around into Ford Way where 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 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.

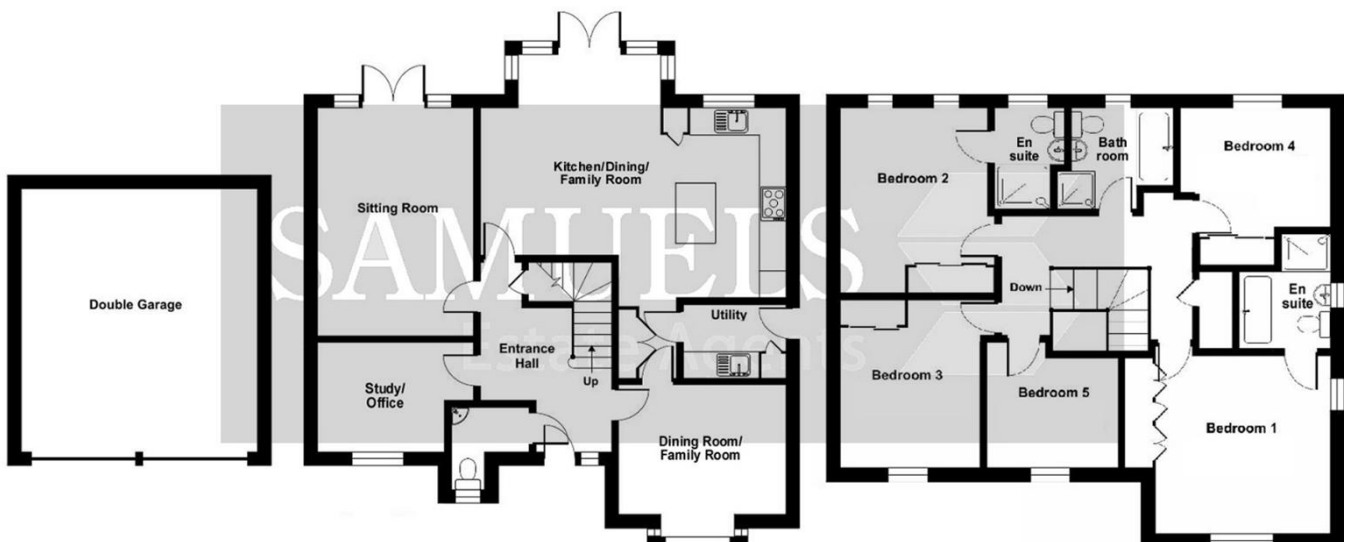
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0825/9025/AV



Approximate Area+ 1961 sq.ft. (182.2 sq.m.)
Garage = 347 sq.ft. (32.2 sq.m.)
Total= 2308 sq.ft. (214.4 sq.m.)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		