



**10 CELTIC CLOSE  
MONKERTON  
EXETER  
EX1 3DX**



**£320,000 FREEHOLD**



A beautifully presented David Wilson built end link family home situated within this highly sought after residential development providing great access to local amenities, popular schools, Pinhoe railway station and major link roads. Three bedrooms. Ensuite shower room to master bedroom. Modern family bathroom. Entrance hall. Ground floor cloakroom. Spacious sitting room. Well proportioned modern kitchen/dining room. uPVC double glazing. District heating. Enclosed landscaped rear garden. Private double width driveway directly in front of property. A great family home. Viewing highly recommended.

## **ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)**

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

### **RECEPTION HALL**

Decorative tiled floor. Radiator. Smoke alarm. Telephone point. Door to:

### **CLOAKROOM**

A modern matching white suite comprising low level WC. Wash hand basin with modern style mixer tap and tiled splashback. Decorative tiled flooring. Radiator. Extractor fan.

From reception hall, door to:

### **SITTING ROOM**

14'10" (4.52m) x 12'2" (3.71m). A light and spacious room. Radiator. Telephone point. Television aerial point. Thermostat control panel. Understair storage cupboard. Inset LED spotlights to ceiling. uPVC double glazed window to front aspect. Door leads to:

### **INNER HALLWAY**

Radiator. Stairs rising to first floor. Smoke alarm. Doorway opens to:

### **KITCHEN/DINING ROOM**

15'6" (4.72m) x 10'10" (3.30m) reducing to 8'6" (2.59m). Again a light and spacious room fitted with a range of matching gloss fronted base, drawer and eye level cupboards with concealed lighting. Work surfaces with tiled splashbacks. Fitted electric oven. Four ring electric hob with glass splashback and filter/extractor hood over. Single drainer sink unit with modern style mixer tap. Integrated dishwasher. Integrated upright fridge freezer. Plumbing and space for washing machine. Wall mounted concealed heat exchanger. Radiator. Tiled flooring. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed double opening doors providing access and outlook to rear garden.

### **FIRST FLOOR LANDING**

Smoke alarm. Storage cupboard with fitted shelf. Access, via pull down aluminium ladder, to insulated and part boarded roof space. Door to:

### **BEDROOM 1**

10'8" (3.25m) x 10'0" (3.05m) into wardrobe space. Built in double wardrobe with hanging rail and fitted shelving. Thermostat control panel. Television aerial point. Radiator. Two uPVC double glazed windows to rear aspect with outlook over rear garden. Door to:

### **ENSUITE SHOWER ROOM**

A modern matching white suite comprising double width tiled shower enclosure with fitted mains shower unit. Wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Heated ladder towel rail. Shaver point. Extractor fan. Obscure uPVC double glazed window to side aspect.

From first floor landing, door to:

### **BEDROOM 2**

12'6" (3.81m) x 8'0" (2.44m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 3**

7'6" (2.29m) maximum x 7'2" (2.18m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BATHROOM**

A modern matching white suite comprising panelled bath with modern style mixer tap, fitted mains shower unit over, toughened glass folding shower screen and tiled splashback. Wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Heated ladder towel rail. Extractor fan. Obscure uPVC double glazed window to side aspect.

### **OUTSIDE**

Directly to the front of the property is a double width driveway providing parking for two vehicles. Shrub bed with dividing pathway leading to the front door. The rear garden is a particular feature of the property which consists of a good size paved patio with outside light and water tap. Steps lead down to an area of garden laid to artificial turf for ease of maintenance and leading to a decked terrace with timber shed (with power). The rear garden is enclosed to all sides whilst a side gate provides pedestrian access.

### **TENURE**

### **FREEHOLD**

### **AGENTS NOTE**

There is currently a service charge in place at a cost of approximately £250 per annum for the upkeep of communal areas.

### **MATERIAL INFORMATION**

Construction Type: Timber framed

Mains: - Water, drainage, electric

Heating: District heating

Mobile: Indoors – EE and O2 voice & data limited, Three and Vodafone voice & data likely

Mobile: Outdoors – EE, Three, O2 and Vodafone voice & data likely

Broadband: Standard & Ultrafast available.

Flood Risk: River & sea – Very low risk, Surface water – Very Low risk

Mining: No risk from mining

Council Tax: Band C (Exeter)

### **DIRECTIONS**

Proceeding out of Exeter along Pinhoe Road continue to the very end and turn left, at Sainsbury's, signposted 'Pinhoe'. Continue on to the new inner bypass and turn left at the traffic lights signposted Pinhoe.

Upon reaching Pinhoe itself at the first mini roundabout take the last exit down into Station Road and continue down, over the railway crossing, and proceed along which connects to Pinn Lane, continue around taking the 2<sup>nd</sup> right into Monkerton Drive, proceed straight head which connects to Celtic Close. The property in question will be found on the right 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 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.

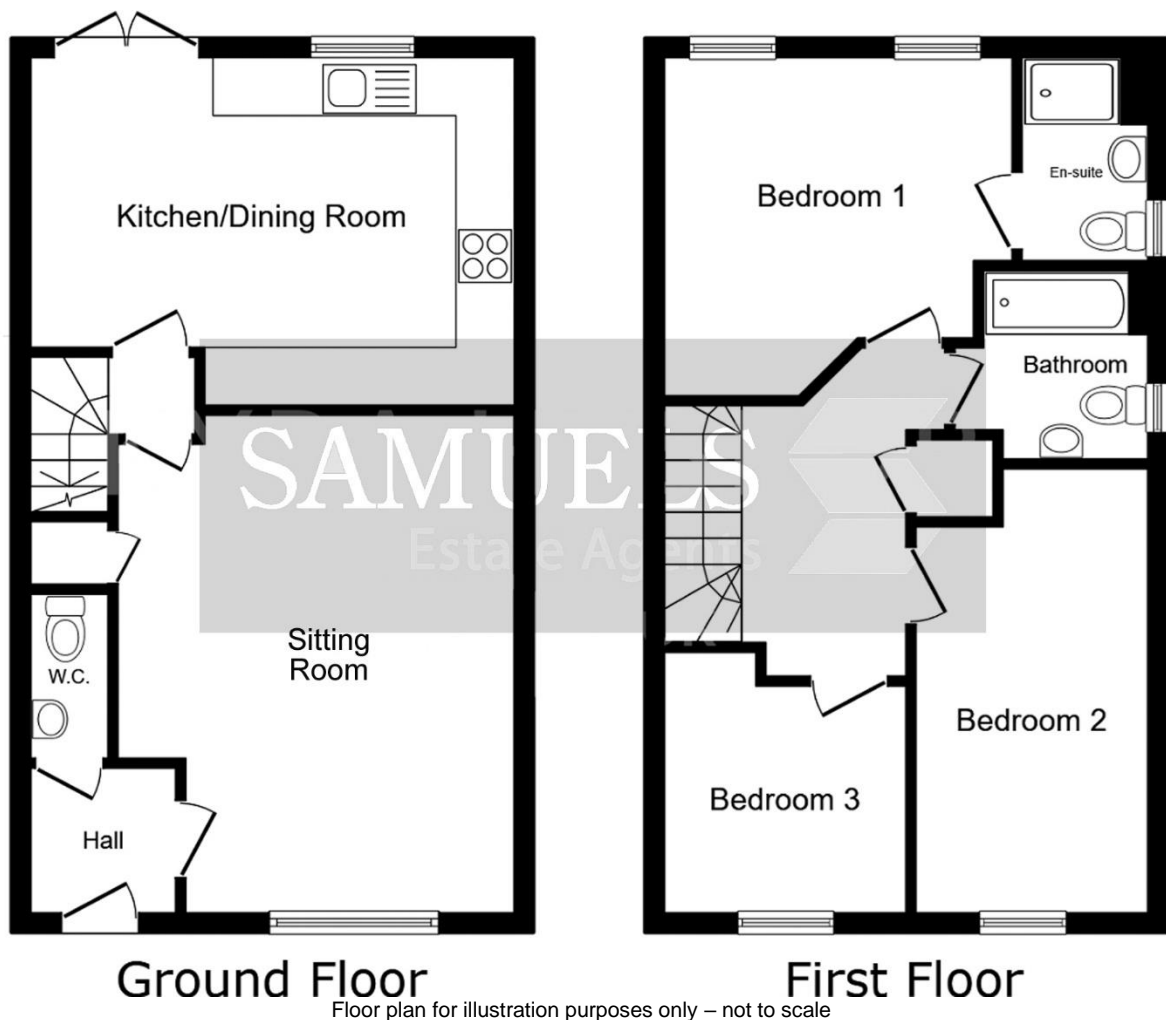
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

#### **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/0625/8963/AV**







Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		