



**11 HOLLAND PARK  
EXETER  
DEVON  
EX2 7JE**



**£450,000 FREEHOLD**



A stylish AA energy rated semi detached family home occupying a fabulous position within this prestigious modern development providing good access to local amenities, railway station and major link roads. Presented in good decorative order throughout. Three good size bedrooms. Luxury ensuite shower room to master bedroom. Modern family bathroom. Entrance hall. Light and spacious sitting room. Ground floor cloakroom. Modern kitchen/dining room. Brick paved private driveway providing parking for approximately two/three vehicles. Good size enclosed rear garden. Underfloor heating. Triple glazing. Solar panels. A great family home. Viewing highly recommended.

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

Front door, with inset obscure double glazed panels, leads to:

### **ENTRANCE HALL**

Tiled floor with underfloor heating. Cloak hanging space. Alarm junction panel. Thermostat control panel for underfloor heating. Door to:

### **CLOAKROOM**

A modern matching white suite comprising low level WC with concealed cistern. Feature wall hung wash hand basin with modern style mixer tap and tiled splashback. Tiled floor with underfloor heating. Electric consumer unit. Extractor fan. Frosted glass uPVC triple glazed window to front aspect.

From entrance hall, door to:

### **SITTING ROOM**

20'6" (6.25m) x 14'2" (4.32m). A light and spacious room. Tiled flooring with underfloor heating. Television aerial point. Telephone point. Thermostat control panel for underfloor heating. Oak wood staircase leading to first floor. Understair recess. Smoke alarm. Large full height uPVC triple glazed window to side aspect. uPVC triple glazed window to front aspect with outlook over front garden. Opening to:

### **KITCHEN/DINING ROOM**

17'0" (5.18m) x 10'4" (3.15m) reducing to 10'0" (3.05m). Again another light and spacious room. Modern kitchen fitted with an extensive range of matching white gloss fronted base, drawer and eye level cupboards. Quartz work surfaces with splashbacks. 1½ bowl sink unit set within quartz work surface with single drainer and modern style mixer tap. Fitted oven. Fitted microwave/grill. Five ring induction hob with filter/extractor hood over. Integrated upright fridge freezer. Integrated dishwasher. Plumbing and space for washing machine. Tiled flooring with underfloor heating. Thermostat control panel for underfloor heating. Understair storage cupboard. Inset LED spotlights to ceiling. uPVC triple glazed window to rear aspect with outlook over rear garden. uPVC triple glazed double opening doors providing access and outlook to rear garden.

### **FIRST FLOOR LANDING**

Radiator. Smoke alarm. Airing cupboard housing boiler serving central heating and hot water supply. Full height uPVC triple glazed window to side aspect. Door to:

### **BEDROOM 1**

12'10" (3.91m) into wardrobe space x 10'0" (3.05m). Radiator. Television aerial point. Part pitched ceiling. Built in double wardrobe. uPVC double glazed window to front aspect. Door to:

### **ENSUITE SHOWER ROOM**

9'10" (3.0m) x 4'8" (1.42m). A luxury modern matching white suite comprising double width tiled shower enclosure with toughened glass shower screen and fitted mains shower unit including separate shower attachment. Low level WC with concealed cistern. Feature wall hung wash hand basin with modern style mixer tap and tiled splashback. Shaver point. Tiled floor. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan.

From first floor landing, door to:

### **BEDROOM 2**

12'8" (3.86m) x 9'0" (2.74m). Radiator. Part pitched ceiling. uPVC triple glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BEDROOM 3**

10'6" (3.20m) maximum x 7'8" (2.30m). Television aerial point. Radiator. uPVC triple glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BATHROOM**

9'4" (2.84m) x 6'8" (2.03m). A luxury modern matching white suite comprising free standing modern bath with modern style mixer tap including separate shower attachment. Feature wall hung wash hand basin with modern style mixer tap. Low level WC with concealed cistern. Good size tiled shower enclosure with toughened glass surround and fitted mains shower unit. Heated ladder towel rail. Tiled floor. Shaver point. Inset LED spotlights to ceiling. Extractor fan. Frosted glass uPVC triple glazed windows to front aspect.

### **OUTSIDE**

Directly to the front of the property is an area of open plan lawn with shrub bed well stocked with a variety of maturing shrubs, plants and roses. Dividing pathway leads to the front door with courtesy light. To the left side elevation is an attractive brick paved private driveway providing parking for approximately two/three vehicles depending on size. To the left side of the driveway is a raised shrub bed well stocked with a variety of maturing shrubs and plants. To the end of the driveway is a side gate providing access to the rear garden which consists of a paved patio with outside lights, external power point and water tap. Timber storage shed. Area of lawn. To the lower end of the garden is a raised timber decked terrace. The rear garden is enclosed to all sides.

### **TENURE**

Freehold

## MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE limited voice & no data, Three no voice or data, O2 voice likely & data limited, Vodafone voice & data likely

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

Broadband: Standard, Superfast & Ultrafast available.

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

Mining: No risk from mining

Council Tax: Band

## COUNCIL TAX

Band D

## DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout and take the 1st exit left onto Rydon Lane. Take the 1st exit right into Old Rydon Lane and continue along taking the right hand turning into Holland Park proceed down and take the 1<sup>st</sup> left then immediately left again in to the cul-de-sac and 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 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.

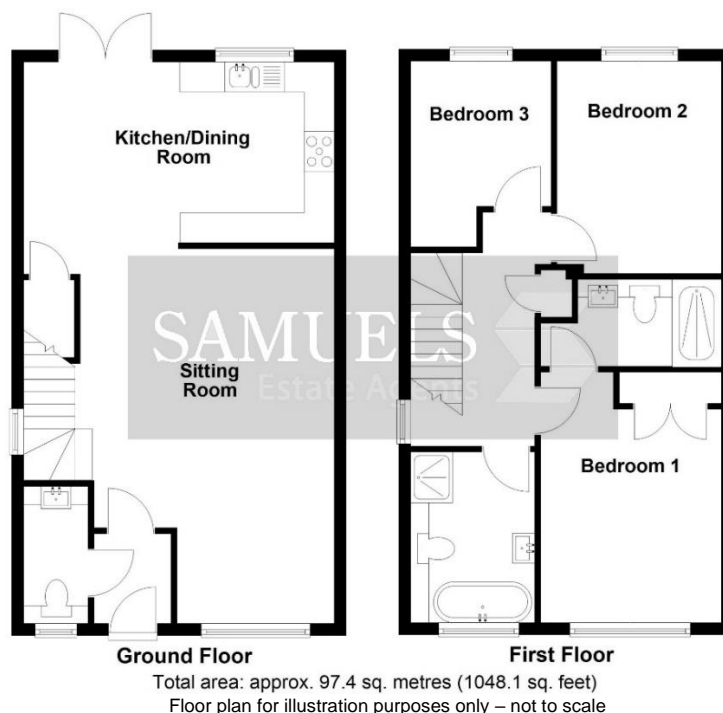
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/1024/8790/AV





Score	Energy rating	Current	Potential
92+	A	93 A	95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		