



**59 MULLIGAN DRIVE
NEWCOURT
EXETER
EX2 7SJ**



OFFERS IN EXCESS OF £575,000 FREEHOLD



A fabulous modern detached family home located within this highly sought after residential development providing great access to local amenities, popular schools, major link roads and Newcourt railway station. Well proportioned living accommodation presented in superb decorative order throughout. Four good size bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Ground floor cloakroom. Sitting room. Ground floor study. Light and spacious modern kitchen/dining/family room. Utility room. Gas central heating. Solar panels. uPVC double glazing. Private driveway. Garage. Enclosed level rear garden. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Canopy entrance. Composite front door, with inset obscure double glazed panel, leads to:

RECEPTION HALL

Radiator. Smoke alarm. Amtico flooring. Stairs rising to first floor. Alarm junction panel. Door to:

SITTING ROOM

17'8" (5.38m) excluding bay x 12'2" (3.71m). A well proportioned room. Two radiators. Feature limestone fireplace with raised hearth, inset living flame effect electric fire and mantel over. Telephone point. Television aerial point. uPVC double glazed bay window to front aspect.

From reception hall, door to:

STUDY

9'4" (2.84m) x 7'8" (2.30m). Range of fitted shelving and storage cupboards to one wall. Radiator. Telephone point. uPVC double glazed window to front aspect.

From reception hall, door to:

CLOAKROOM

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

From reception hall, part glass panelled door leads to:

KITCHEN/DINING ROOM

20'2" (6.15m) x 15'6" (4.72m) maximum. A fabulous light and spacious room. Upgraded kitchen with ash wood shaker style painted cabinets. Quartz work surfaces with matching splashback. Amtico flooring. Fitted double oven/grill. Fitted microwave/grill. Six ring gas hob with stainless steel splashback and double width filter/extractor hood over. 1½ bowl sink unit and single drainer, with modern style mixer tap, set within quartz work surface. Integrated upright fridge freezer. Integrated dishwasher. Radiator. Ample space for table and chairs. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC walk in bay with double doors, providing access and outlook to rear garden. Door to:

UTILITY ROOM

8'4" (2.54m) x 5'2" (1.57m). Fitted with a range of matching and eye level cupboards. Quartz work surfaces with matching splashback. Single drainer sink unit, with modern style mixer tap, set within quartz work surface. Amtico flooring. Plumbing and space for washing machine. Further appliance space. Radiator. Wall mounted concealed boiler serving central heating and hot water supply. Part obscure double glazed door provides access to rear garden.

FIRST FLOOR LANDING

Radiator. Access to roof space. Airing cupboard housing hot water cylinder with fitted shelving. Door to:

BEDROOM 1

15'0" (4.57m) maximum into wardrobe space x 12'2" (3.71m) maximum into wardrobe space. Range of built in wardrobes. Radiator. Thermostat control panel. uPVC double glazed window to front aspect. Door to:

ENSUITE SHOWER ROOM

7'2" (2.18m) x 4'6" (1.37m). A modern matching white suite comprising double width tiled shower enclosure with fitted mains shower unit. Low level WC. Wash hand basin with modern style mixer tap and tiled splashback. 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) excluding wardrobe space x 10'0" (3.05m). Radiator. Built in triple wardrobe. Two uPVC double glazed windows to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 3

13'4" (4.06m) x 9'6" (2.90m) maximum. Radiator. Two uPVC double glazed windows to front aspect.

From first floor landing, door to:

BEDROOM 4

10'2" (3.10m) x 7'6" (2.29m) excluding large recess. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BATHROOM

8'10" (2.69m) x 7'8" (2.30m) maximum. A modern matching white suite comprising tiled shower enclosure with fitted mains shower unit. Panelled bath with modern style mixer tap and tiled splashback. Low level WC. Wash hand basin with modern style mixer tap and tiled splashback. Heated ladder towel rail. Extractor fan. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is an area of garden mostly laid to decorative chippings for ease of maintenance. Steel railing enclosure. Pathway leads to the front door with courtesy light. To the right side elevation is a private driveway providing parking for one vehicle in turn providing access to:

GARAGE

19'10" (6.05m) x 10'10" (3.30m). A good size garage. Roller front door providing vehicle access. Pitched roof providing additional storage space. Power and light. Rear courtesy door provides access to rear garden.

To the right side elevation of the garage is a side gate and pathway leading to the rear garden which consists of a paved patio with large timber framed pergola, outside power points and lighting. Neat shaped area of level lawn. Additional paved patio with water tap. Raised shrub beds stocked with a variety of maturing shrubs and trees. Timber store. 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 & Vodafone voice and data limited, Three no voice or data, O2 voice likely and data limited

Mobile: Outdoors – EE, Three, O2 and Vodafone voice and 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 E (Exeter)

DIRECTIONS

From M5 (J30) take the A369 signposted 'Exeter', continue along passing Sandy Park and at the next traffic light junction turn left, passing IKEA, and at the roundabout continue down taking the 1st left into Sand Grove which then connects to Mulligan Drive continue almost to the top of this road 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 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/0325/8895/AV



TOTAL APPROX. FLOOR AREA 128.6 SQ.M. (1385 SQ.FT.)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		