



**'STUDLEY'
EXTON LANE
EXTON
NEAR EXETER
EX3 0PN**



£980,000 FREEHOLD



An opportunity to acquire a substantial detached period property situated within the highly sought after village of Exton occupying a generous level position with private driveway providing ample parking, double garage, workshop and gardens and grounds equating to approximately 1/3 of an acre. Well proportioned and maintained living accommodation. Four double bedrooms. First floor bathroom. Entrance porch. Reception hall. Sitting room. Separate dining room. Kitchen/breakfast room. Large utility room. Ground floor cloakroom. Shower/wet room. Spacious family room/garden room. Fully owned solar panels. Private road location. No chain. A great family home. Viewing highly recommended.

Exton is well located for everything the Exe Estuary and East Devon has to offer. Situated between Topsham and Lympstone the village has a thriving community and is in the catchment of highly regarded primary and secondary schools. The nearby Exe Estuary trail is a scenic walking/cycle route with multiple public houses. Exton itself has a train station which provides a service into Exmouth and Exeter which then provides services into London Paddington and Waterloo. Nearby Exeter international airport provides flights both domestically and internationally. Exeter is approximately 6.7 miles distant, Topsham 2.5 miles and Exmouth 4.4 miles.

The property has been in the same ownership for many years and has been well cared for and maintained within this time. Improvements include a fully owned solar panel system providing reduced energy costs, a recent electric check (EICR approved) and new turf laid to the gardens.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Covered entrance. Part glass panelled front door leads to:

ENTRANCE PORCH

Tiled flooring. Inset halogen spotlights to ceiling. Double power point. Lead effect double glazed window to front aspect. Lead effect glass panelled internal door leads to:

RECEPTION HALL

Radiator. Picture rail. Inset halogen spotlights to ceiling. Stairs rising to first floor. Telephone point. Lead effect double glazed window to front aspect. Panelled door leads to:

SITTING ROOM

16'10" (5.13m) x 12'10" (3.91m). A well proportioned room with feature exposed brick chimney breast with raised hearth, inset wood burning stove and wood mantle over. Picture rail. Radiator. Two lead effect double glazed windows to side aspect. Lead effect window to front aspect.

From reception hall, panelled door leads to:

DINING ROOM

13'10" (4.22m) maximum x 11'10" (3.61m). Radiator. Picture rail. Glass panelled double opening doors lead to kitchen/breakfast room. Lead effect double glazed window to side aspect. Lead effect double glazed double opening French doors lead to attractive part covered patio. Glass panelled door leads to:

FAMILY ROOM/GARDEN ROOM

20'10" (6.35m) x 10'0" (3.05m). A great room to provide a number of uses. Two radiators. Television aerial point. Ample power points. Inset LED spotlights to ceiling. Picture rail. Lead effect double glazed window to rear aspect. Lead effect double glazed window to front aspect. Lead effect double glazed double opening French doors providing access to garden.

From reception hall, panelled door leads to:

KITCHEN/BREAKFAST ROOM

21'8" (6.60m) x 11'0" (3.35m) maximum reducing to 7'8" (2.30m). A traditional style farmhouse style kitchen fitted with a range of matching base, drawer and eye level cupboards. Wood work surfaces with tiled splashbacks. Double bowl Belfast style sink unit with traditional style mixer tap. Fitted range cooker with double width filter/extractor hood over. Integrated freezer. Further appliance space. Tiled floor. Inset LED spotlights to ceiling. Lead effect double glazed window to side aspect. Lead effect double glazed window to rear aspect. Doorway opens to:

REAR LOBBY

Inset LED spotlight to ceiling. Lead effect double glazed window to side aspect. Glass panelled door provides access to rear garden.

From kitchen/breakfast room, obscure glass panelled leads to:

UTILITY ROOM

11'6" (3.51m) x 8'4" (2.54m). A good size utility with range of matching base, drawer and eye level cupboards. Wood effect roll edge work surface with tiled splashback. Single drainer sink unit with modern style mixer tap. Plumbing and space for washing machine. Further appliance space. Airing cupboard housing lagged hot water cylinder. Integrated fridge. Upright storage cupboard. Tiled floor. Cloak hanging space. Concealed oil fired boiler serving central heating and hot water supply. Inset LED spotlights to ceiling. Lead effect double glazed window to front aspect. Door to:

CLOAKROOM

Comprising low level WC. Wash hand basin with tiled splashback. Tiled floor. Electrically heated towel rail. Cupboard with fitted shelving. Inset LED spotlight to ceiling. Lead effect uPVC double glazed window to rear aspect.

From utility room, door to:

SHOWER/WET ROOM

Tiled wall surround. Tiled floor. Toughened glass door. Fitted electric shower unit. Inset LED spotlight to ceiling. Extractor fan. Lead effect uPVC double glazed window to rear aspect.

FIRST FLOOR LANDING

A spacious landing. Access, via pull down aluminium ladder, to a good size, part boarded and insulated roof space with electric light. Radiator. Inset halogen spotlights to ceiling. Smoke alarm. Picture rail. Panelled door to:

BEDROOM 1

16'2" (4.93m) maximum into wardrobe space x 14'8" (4.47m) maximum into bay. A light and spacious room. Two deep built in double wardrobes. Two radiators. Inset LED spotlights to ceiling. Picture rail. Lead effect double glazed window to side aspect with outlook over gardens and neighbouring area including glimpses of Exe estuary. Sealed unit double glazed window to front aspect again offering outlook over neighbouring area and glimpses of Exe estuary.

From first floor landing, panelled door to:

BEDROOM 2

14'0" (4.27m) x 11'10" (3.61m) maximum into wardrobe space. Two built in double wardrobes. Picture rail. Inset halogen spotlights to ceiling. Radiator. Inset lead effect double glazed window to front aspect with outlook over gardens and neighbouring area.

From first floor landing, door panelled door leads to:

BEDROOM 3

11'4" (3.45m) x 11'2" (3.40m). Radiator. Picture rail. Inset LED/halogen spotlights to ceiling. Lead effect double glazed window to rear aspect. Lead effect uPVC double glazed window to side aspect.

From first floor landing, door to:

BEDROOM 4

11'4" (3.45m) maximum into wardrobe space x 11'2" (3.40m). Picture rail. Two built in wardrobes. Inset LED spotlights to ceiling. Two wall light points. Lead effect double glazed window to front aspect with outlook over neighbouring area including glimpses of Exe Estuary.

From first floor landing, door to:

BATHROOM

9'0" (2.74m) x 7'4" (2.24m). A matching white suite comprising panelled bath with fitted mains shower unit over. Wash hand basin. Low level WC. Tiled wall surround. Tiled floor. Radiator. Inset LED spotlight to ceiling. Extractor fan. Two lead effect double glazed windows to rear aspect.

OUTSIDE

The property is approached via a shared private lane which in turn provides access to double opening gates leading to an extensive private driveway providing parking for numerous vehicles.

DETACHED DOUBLE GARAGE

17'6" x 16'4". Electronically operated up and over door. Power and light.

LARGE TIMBER FRAMED WORKSHOP

17'5" x 9'6". Power and light. Three fitted workbenches.

Pathway leads to the front/side door. The garden and grounds are a particular feature of the property and we have been informed the total plot size equates to approximately a third of an acre. Mostly laid to recently laid lawn with shrub beds well stocked with a variety of maturing shrubs, plants, bushes, hedgerow and trees. Attractive paved patio, part of which is covered, with double power point. The gardens extend to the side and rear elevations again laid to paving with feature circular shaped raised shrub bed. Maturing hedgerow. Access to concrete built storage shed.

TENURE FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick
Mains: - Water, drainage, electric
Heating: Oil fired central heating.
Mobile: Indoors – EE, Three and Vodafone voice & data limited, O2 voice likely & 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 G (East Devon)

DIRECTIONS

Proceeding out of Exeter towards Exmouth on the A379 continue along passing the Texaco petrol station on the right hand side, proceed along and take the right hand turning signposted 'Exton Station' into Exton Lane. Continue down and take the 1st right hand turning into the private lane where the property will be found.

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.

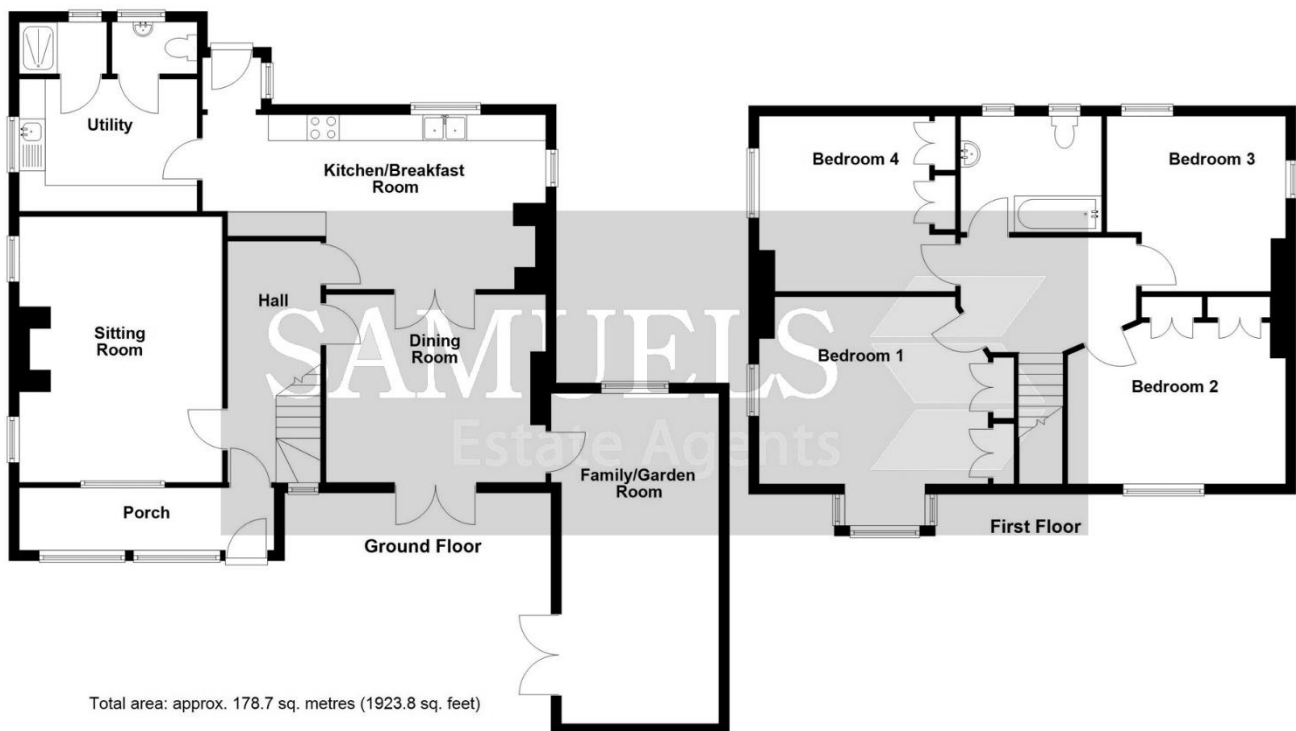
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/08259012//AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		