

**5 EAGER WAY
EXMINSTER
NEAR EXETER
EX6 8TJ**



£650,000 FREEHOLD



A truly stunning much improved and modernised detached family home situated within this highly sought after residential location convenient to local village amenities. Well proportioned living accommodation presented in superb decorative order throughout. Four good size bedrooms with refitted ensuite shower rooms to master and guest bedrooms. Refitted modern family bathroom. Large reception hall. Ground floor cloakroom. Well proportioned sitting room. Fabulous light and spacious modern kitchen/dining/family room. Gas central heating. uPVC double glazing. Fully owned solar panel system. Double width driveway. Double garage incorporating utility area. Good size enclosed rear garden enjoying southerly aspect. Pleasant outlook and views over neighbouring area and beyond. Popular village location on the outskirts of Exeter providing good access to local amenities and major link roads. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Attractive obscure uPVC double glazed front door, with matching side panel, leads to:

RECEPTION HALL

A spacious hallway. Radiator. Inset LED spotlights to ceiling. Stairs rising to first floor. Karndean flooring. Thermostat control panel. Smoke alarm. Cloak/storage cupboard. Understair storage drawers. Alarm junction panel. Door to:

CLOAKROOM

A luxury refitted modern matching white suite comprising low level WC with concealed cistern. Wash hand basin, with modern style mixer tap, set in vanity unit with drawer space beneath. Half height tiled wall surround. Karndean flooring. Heated ladder towel rail. Obscure uPVC double glazed window to front aspect.

From reception hall, door to:

SITTING ROOM

21'0" (6.40m) x 11'6" (3.51m) maximum. A well proportioned room. Two radiators. Telephone point. Television aerial point. Recess display shelving with inset LED lighting. Recess for large television. Feature contemporary living flame effect fire. Karndean flooring. uPVC double glazed window to front aspect with pleasant outlook over neighbouring green and beyond.

From reception hall, glass panelled door leads to:

KITCHEN/DINING/FAMILY ROOM

38'0" (11.58m) x 11'8" (3.56m). A fabulous light and spacious room. Quality modern kitchen fitted with an extensive range of matching base, drawer and eye level cupboards. Quartz work surfaces with matching splashback. Fitted electric oven. Five ring Neff gas hob with filter/extractor hood over. Sink unit set within quartz work surface with modern style mixer tap. Fitted double oven/grill. Two integrated upright fridge freezers. Large central island/breakfast bar with quartz top and base cupboards and drawers beneath. Integrated Smeg dishwasher. Recess for wine cooler. Larder cupboard. Feature vertical radiator. Inset LED spotlights to ceiling. Door to double garage. Three uPVC double glazed windows to rear aspect with outlook over rear garden. Karndean flooring. uPVC double glazed door to side elevation. Open plan to:

Dining/family area - Ample space for large table and chairs. Two radiators. Karndean flooring. uPVC double glazed double opening doors, with matching full height side windows, providing access and outlook to rear garden.

FIRST FLOOR LANDING

Smoke alarm. Access to roof space. Inset LED spotlights to ceiling. Linen cupboard with fitted shelving. Door to:

INNER LOBBY

Engineered oak wood flooring. Feature archway opens to:

BEDROOM 1

16'10" (5.13m) into wardrobe space x 11'6" (3.51m). Engineered oak wood flooring. Range of built in wardrobes to one wall providing hanging and shelving space. Two radiators. uPVC double glazed window to front aspect offering fine outlook over neighbouring green, Devington Park, parts of Exeter and beyond.

From inner lobby, door leads to:

ENSUITE SHOWER ROOM

A luxury refitted modern matching white suite comprising tiled shower enclosure with fitted mains shower unit including separate shower attachment. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC. Tiled flooring. Heated ladder towel rail. Part tiled walls. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

11'0" (3.35m) excluding wardrobe space x 9'10" (3.0m). Engineered oak wood flooring. Radiator. Built in double wardrobe. uPVC double glazed window to rear aspect with outlook over rear garden. Door to:

ENSUITE SHOWER ROOM

A luxury modern matching white suite comprising tiled shower enclosure with fitted mains shower unit including separate shower attachment. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC. Tiled floor. Half height tiled wall surround. Heated ladder towel rail. Shaver point. Inset LED spotlight to ceiling. Extractor fan. Obscure uPVC double glazed window to side aspect.

From first floor landing, door to:

BEDROOM 3

13'8" (4.17m) x 8'6" (2.59m). Engineered oak wood flooring. Radiator. Built in wardrobe. uPVC double glazed window to front aspect with pleasant outlook over neighbouring green and beyond.

From first floor landing, door to:

BEDROOM 4

11'6" (3.51m) x 7'8" (2.30m). Engineered oak wood flooring. Radiator. Extensive range of built in open wardrobes with hanging rails and fitted shelving. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BATHROOM

7'6" (2.29m) x 7'2" (2.18m) maximum. A refitted modern matching white suite comprising 'P' shaped panelled bath with modern style mixer tap, fitted electric shower unit over, glass shower screen and tiled splashback. Low level WC with concealed cistern. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath and tiled splashback. Tiled floor. Part tiled walls. Heated ladder towel rail. Shaver point. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

The property benefits from occupying a corner plot site with gardens to three side. To the front of the property is an area of lawn and pathway to the front door with courtesy light. A double width driveway provides parking for two vehicles which in turn provides access to:

DOUBLE GARAGE

16'10" (5.13m) x 16'8" (5.08m). Incorporating utility area with an extensive range of built in base, drawer and eye level cupboards. Roll edge work surfaces. Single drainer sink unit with modern style mixer tap and tiled splashback. Plumbing and space for washing machine. Further appliance space. Radiator. Power and light. Twin electronically operated roller front doors. Rear courtesy door to property.

The rear garden is a particular feature of the property providing a high degree of privacy whilst enjoying as southerly aspect. The rear garden consists of a good size paved patio which extends to the side elevation with timber shed and timber framed pergola. Shrub beds. Opening to a good size shaped area of lawn. Outside lighting, water tap and power points. Raised shrub beds stocked with a variety of shrubs and plants. Timber framed summer house. To the right side elevation of the property is a paved pathway with outside lighting and side gate providing pedestrian access.

TENURE
FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick
Mains: - Water, drainage, electric, gas
Heating: Gas central heating
Mobile: Indoors – Three & O2 voice and data likely, EE & Vodafone voice 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 F (Teignbridge)

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout taking the third exit down into Bridge Road. Continue over the swing bridge and at the next roundabout bear left onto Sannerville Way. Take the first right signposted 'Exminster', under the motorway bridge and then next right into Reddaway Drive. Continue around taking the second right into Farmhouse Rise, continue almost to the very top turning right into Eager 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 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.

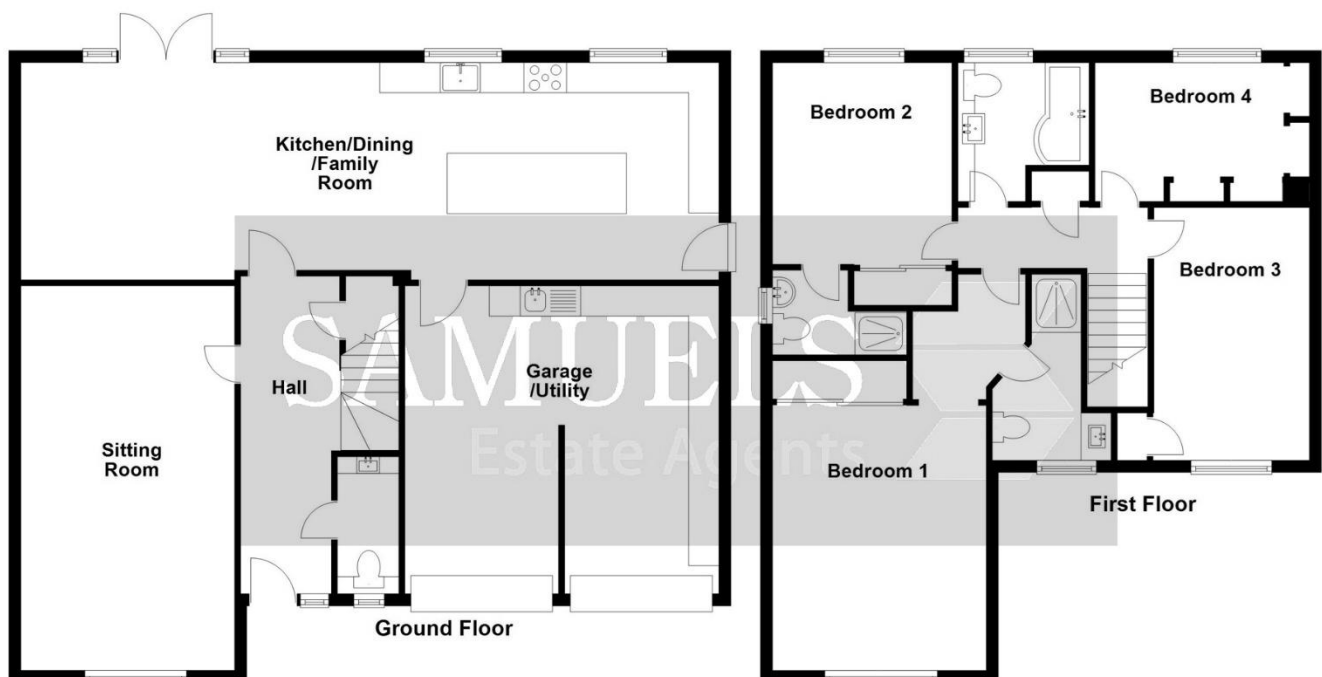
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0325/8896/AV



Total area: approx. 177.1 sq. metres (1906.4 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		