



**12 GARLAND MEADOW
TITHEBARN
EXETER
EX1 3RR**



£240,000 FREEHOLD



A stylish and well presented modern mid link house located within this popular residential development providing good access to local amenities, science park and major link roads. Two bedrooms. First floor modern bathroom. Reception hall. Modern kitchen/breakfast room open plan to sitting room. Ground floor cloakroom. uPVC double glazing. District heating. Two allocated parking spaces. Enclosed rear garden with pedestrian access. A great first time buy/investment purchase. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Toughened glass canopy entrance. Composite front door, with inset obscure double glazed panel, leads to:

RECEPTION HALL

Radiator. Electric consumer unit. Stairs rising to first floor. Cloak hanging space. Smoke alarm. Door to:

KITCHEN/BREAKFAST ROOM

10'0" (3.05m) x 9'0" (2.74m) excluding understair recess. A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces incorporating breakfast bar. Fitted oven. Four ring electric hob with filter/extractor hood over. 1½ bowl sink unit with single drainer and mixer tap. Plumbing and space for washing machine. Space for upright fridge freezer. Wall mounted concealed heat exchanger. uPVC double glazed window to front aspect. Open plan to:

SITTING ROOM

12'0" (3.66m) x 12'0" (3.66m). Two radiators. Television aerial point. Telephone point. uPVC double glazed double opening door providing access and outlook to rear garden. Door to:

CLOAKROOM

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

FIRST FLOOR LANDING

Smoke alarm. Door to:

BEDROOM 1

12'0" (3.66m) x 7'10" (2.39m). Radiator. uPVC double glazed window to rear aspect.

From first floor landing, door to:

BEDROOM 2

12'0" (3.66m) maximum x 7'8" (2.30m). Radiator. Two uPVC double glazed windows to front aspect.

From first floor landing, door to:

BATHROOM

6'0" (1.83m) x 5'8" (1.73m). A modern matching white suite comprising panelled bath with modern style mixer tap including shower attachment and tiled splashback. Low level WC. Wash hand basin with modern style mixer tap and tiled splashback. Radiator. Extractor fan.

OUTSIDE

On facing the property the parking spaces are situated either side of a small strip of garden. Access to front door. The rear garden consists of a paved patio with external power point. Small retaining wall with shaped area of lawn. Side pathway leads to the lower end of the garden with timber shed. A rear gate provides pedestrian access. The rear garden is enclosed to all sides.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric

Heating: District heating

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

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 B

DIRECTIONS

Proceeding out of Exeter along Pinhoe Road continue to the end of this road by Sainsbury's and bear left. Continue down to the next set of traffic lights bearing right onto Cumberland Way at the next roundabout turn left onto Tithebarn Way and continue on this road for approximately 1 mile and take the 2nd left into Hutchings Drive, continue down and take the 1st left into Garland Meadow.

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.

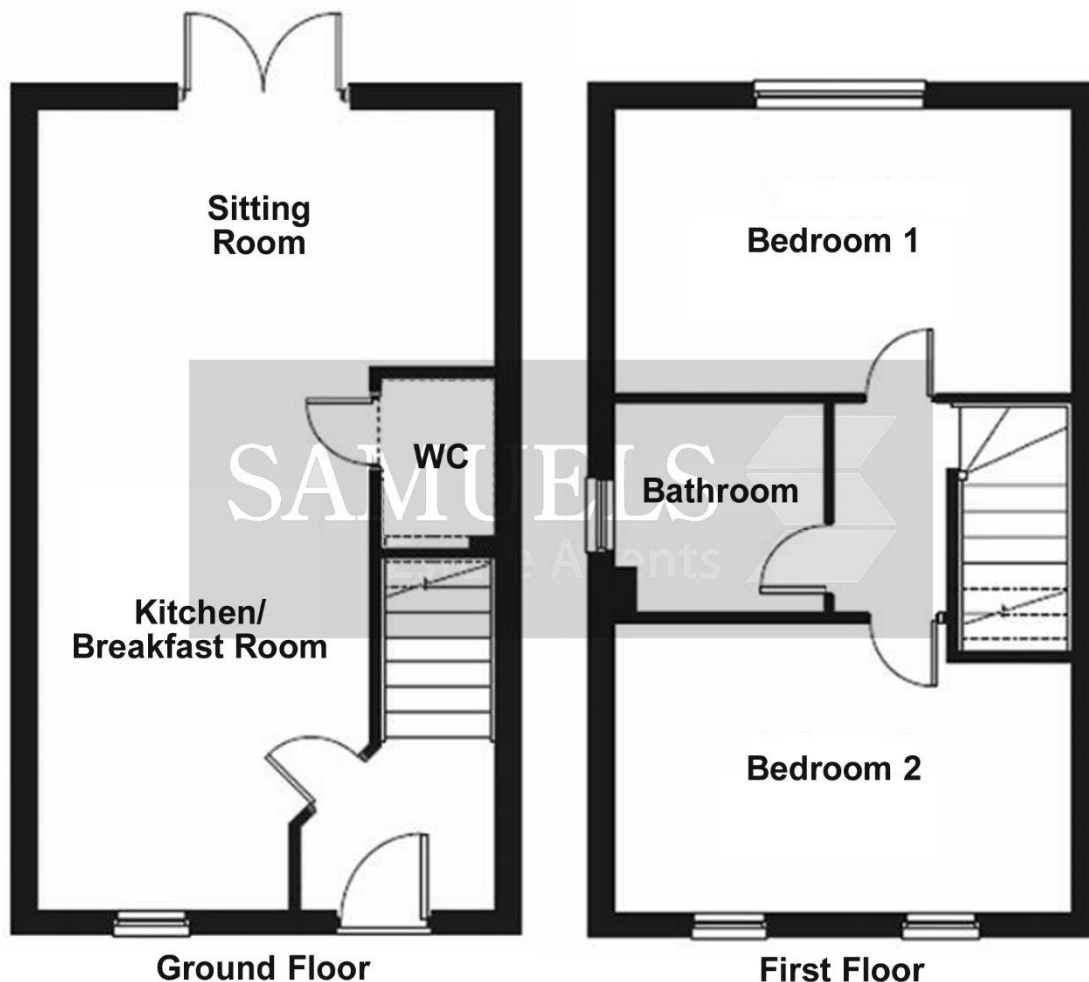
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1224/8817AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		