



**5 DORIAM CLOSE  
EXETER  
DEVON  
EX4 4RF**

PROOF COPY



**GUIDE PRICE £550,000 - £575,000 FREEHOLD**



A fabulous much improved and extended detached family home situated within this highly sought after residential location convenient to Exeter city centre and university. Three double bedrooms. First floor modern bathroom. Reception hall. Spacious lounge/dining room. Well proportioned modern kitchen/breakfast room. Large utility room. Ground floor shower room/cloakroom. Private driveway. Garage. Enclosed rear garden enjoying south easterly aspect. Gas central heating. uPVC double glazing. A great family home. Viewing highly recommended.

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

Large covered entrance. Attractive composite front door, with inset obscure double glazed panels, leads to:

### **RECEPTION HALL**

A spacious hallway. Radiator. Telephone point. Alarm junction panel. Cloak hanging space. Smoke alarm. Understair storage cupboard. Stairs rising to first floor. Quality laminate wood effect flooring. uPVC double glazed window to front aspect. Door to:

### **LOUNGE/DINING ROOM**

20'4" (6.20m) maximum x 17'4" (5.28m) maximum reducing to 10'8" (3.25m) ('L' shaped room). A light and spacious room with quality laminate wood effect flooring. Two radiators. Three wall light points. Large uPVC double glazed window to front aspect with outlook over front garden. Two uPVC double glazed window to rear aspect with outlook over rear garden.

From reception hall, door to:

### **KITCHEN/BREAKFAST ROOM**

21'10" (6.65m) x 9'6" (2.90m) reducing to 9'2" (2.79m). A spacious extended room with quality modern fitted kitchen comprising a range of matching base, drawer and eye level cupboards. Wood effect work surfaces with matching splashback. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted electric double oven/grill. Four ring gas hob with glass splashback and filter/extractor hood over. Integrated dishwasher. Integrated upright fridge freezer. Larder cupboard. Two radiators. Ample space for table and chairs. Part pitched ceiling. uPVC double glazed window to side aspect. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed double opening doors providing access and outlook to rear garden. Door leads to:

### **UTILITY ROOM**

10'4" (3.15m) x 7'6" (2.29m). Range of quality matching base, drawer and eye level cupboards. Wood effect work surfaces with matching splashback. 1½ bowl sink unit with single drainer and modern style mixer tap. Plumbing and space for washing machine. Further appliance space. Radiator. Wall mounted boiler serving central heating and hot water supply. Inset LED spotlights to ceiling. Fire door to garage. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC door provides access and outlook to rear garden.

From reception hall, door to:

### **SHOWER ROOM/CLOAKROOM**

A modern matching white suite comprising double width tiled shower enclosure with fitted mains shower unit. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC. Part tiled walls. Tiled floor. Extractor fan. Frosted uPVC double glazed window to front aspect.

### **FIRST FLOOR LANDING**

Access to roof space. Smoke alarm. Radiator. Deep storage cupboard with fitted shelving. uPVC double glazed window to front aspect with pleasant outlook over neighbouring area and countryside beyond. Door to:

### **BEDROOM 1**

14'0" (4.27m) x 11'0" (3.35m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BEDROOM 2**

12'5" (3.78m) x 11'0" (3.35m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BEDROOM 3**

10'8" (3.25m) x 9'0" (2.74m). Radiator. uPVC double glazed window to front aspect offering fine outlook over neighbouring area and countryside beyond.

From first floor landing, door to:

### **BATHROOM**

A modern matching white suite comprising 'P' shaped panelled bath with modern style mixer tap, fitted mains shower unit over, curved glass shower screen and tiled splashback. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC with concealed cistern. Part tiled walls. Heated ladder towel rail. Frosted uPVC double glazed window to front aspect.

### **OUTSIDE**

To the front of the property is an area of lawned garden and large shrub bed well stocked with a variety of maturing shrubs, plants and trees. Dividing pathway leads to the front door with courtesy light. To the left of the garden is a private driveway providing parking for vehicle in turn providing access to:

### **GARAGE**

17'0" (5.18m) x 8'6" (2.59m). With electronically operated roller front door providing vehicle access. Water tap. Power and light. Rear courtesy door provides access to property.

To the right side elevation of the property is a timber gate and pathway which provides access to the rear garden, which enjoys a south easterly aspect and consists of a paved patio, outside lighting and water tap. Retaining wall, with side steps, leads to a good size shaped area of lawn with well stocked flower/shrub beds planted with a variety of maturing plants, shrubs and trees. Greenhouse and timber shed. The rear garden is enclosed to all sides by means of timber panelled fencing and natural hedgerow.

We have been advised by the vendor that the property in question also benefits from an additional area of garden which is situated directly opposite the property. Your legal representative will be able to confirm the exact details.

**TENURE  
FREEHOLD**

**DIRECTIONS**

From Samuels Estate Agents' Longbrook Street office continue down the road, over the mini roundabout, and proceed straight ahead. At the traffic light/crossroad junction again proceed straight ahead up into Pennsylvania Road, at the top of the hill turn left into Doriam Close, the property in question will be found a short way along 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.

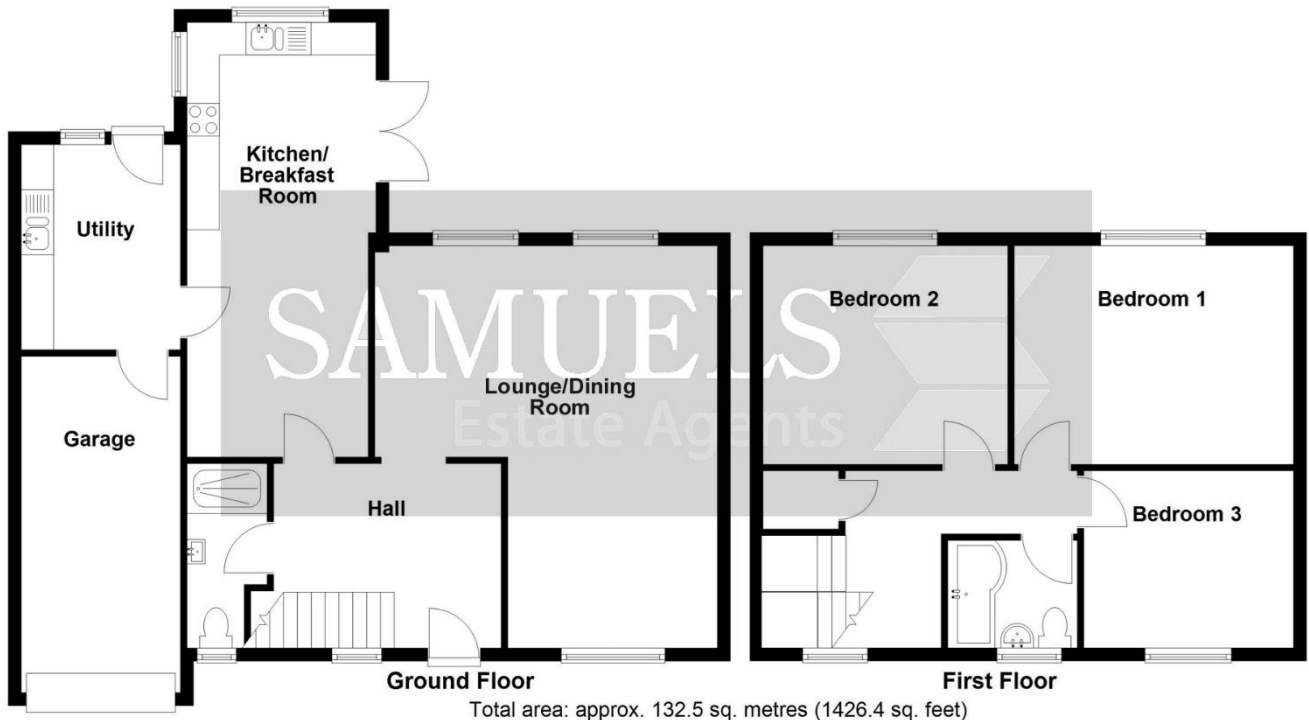
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

**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/1023/8536/AV**



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		