



**2 STRAWBERRY LANE  
SEABROOK ORCHARDS  
EXETER  
EX2 7TS**



**OFFERS IN EXCESS OF £400,000 FREEHOLD**



**A beautifully presented detached family home, which was formerly the show home, situated within this highly sought after residential development providing great access to local amenities, popular schools, Topsham and bus service into Exeter city centre. Three good size bedrooms. Ensuite shower room to master bedroom. Modern family bathroom. Reception hall. Sitting room. Ground floor cloakroom. Light and spacious modern kitchen/dining room. Separate utility room. Gas central heating. uPVC double glazing. Solar panel system. Good size enclosed lawned rear garden enjoying south easterly aspect. No chain. A great family home. Viewing highly recommended.**

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

Canopy entrance. Composite front door leads to:

### **RECEPTION HALL**

Understair storage cupboard. Radiator. Smoke alarm. Stairs rising to first floor. Door to:

### **SITTING ROOM**

15'0" (4.57m) x 11'2" (3.40m). Two radiators. Telephone point. Television aerial point. uPVC double glazed window to front aspect.

From reception hall, door to:

### **KITCHEN/DINING ROOM**

20'4" (6.20m) x 10'2" (3.10m). A light and spacious room. A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Wood effect work surfaces with matching splashback. Fitted electric oven. Four ring electric hob with glass splashback and filter/extractor hood over. 1½ bowl sink unit with single drainer and modern style mixer tap. Space for upright fridge freezer. Wall mounted concealed boiler serving central heating and hot water supply. Two radiators. Ample space for table and chairs. 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.

From reception hall, door to:

### **UTILITY ROOM**

Plumbing and space for washing machine. Matching base and eye level cupboards. Fitted wood effect work surface with matching splashback. Radiator. Electric consumer unit. Extractor fan.

From reception hall, door to:

### **CLOAKROOM**

A modern matching white suite comprising low level WC. Wall hung wash hand basin with modern style mixer tap and tiled splashback. Extractor fan. Obscure uPVC double glazed window to front aspect.

### **FIRST FLOOR LANDING**

Smoke alarm. Access to roof space. Deep storage cupboard. uPVC double glazed window to side aspect. Door to:

### **BEDROOM 1**

15'8" (4.78m) x 9'8" (2.95m) maximum. Radiator. Two uPVC double glazed windows to front aspect. Door to:

### **ENSUITE SHOWER ROOM**

A modern matching white suite comprising good size tiled shower enclosure with fitted mains shower unit. Low level WC. Wall hung wash hand basin with modern style mixer tap and tiled splashback. Radiator. Extractor fan. Obscure uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 2**

10'8" (3.25m) x 9'4" (2.84m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BEDROOM 3**

10'4" (3.15m) x 9'6" (2.90m) maximum. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BATHROOM**

9'0" (2.74m) x 6'2" (1.88m). A modern matching white suite comprising panelled bath with modern style mixer tap including shower attachment and tiled splashback. Wall hung wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Good size tiled shower enclosure with fitted mains shower unit. Heated ladder towel rail. Extractor fan. Obscure uPVC double glazed window to side aspect.

### **OUTSIDE**

The property benefits from occupying a corner plot site with gardens to three sides. To the front of the property is an attractive brick paved pathway leading to front door with shrub bed and outside light. To the left side elevation is a private double length driveway providing parking for two vehicles with side gate leading to the rear garden.

The rear garden enjoys a south easterly aspect and consists of a paved patio with water tap. Timber shed. Good size shaped area of lawned garden. The rear garden is enclosed to all sides by means of timber panelled fencing and brick walling.

### **TENURE**

FREEHOLD

### **MATERIAL INFORMATION**

Construction Type: To be confirmed

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>  
Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>  
Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>  
Mining: No risk from mining  
Council Tax: Band D (Exeter)

### DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout and proceed straight ahead again a continuation into Topsham Road. Proceed along passing Exeter Golf & Country Club and the next set of traffic light continue straight ahead then take the left hand turning into Seabrook Orchards (Dart Avenue), continue down bearing half left and continue straight ahead. Bear right and take the next left into Fish Street, continue to the bottom of this road taking the right hand turning into Strawberry Lane. The property in question will be found on the right 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 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.

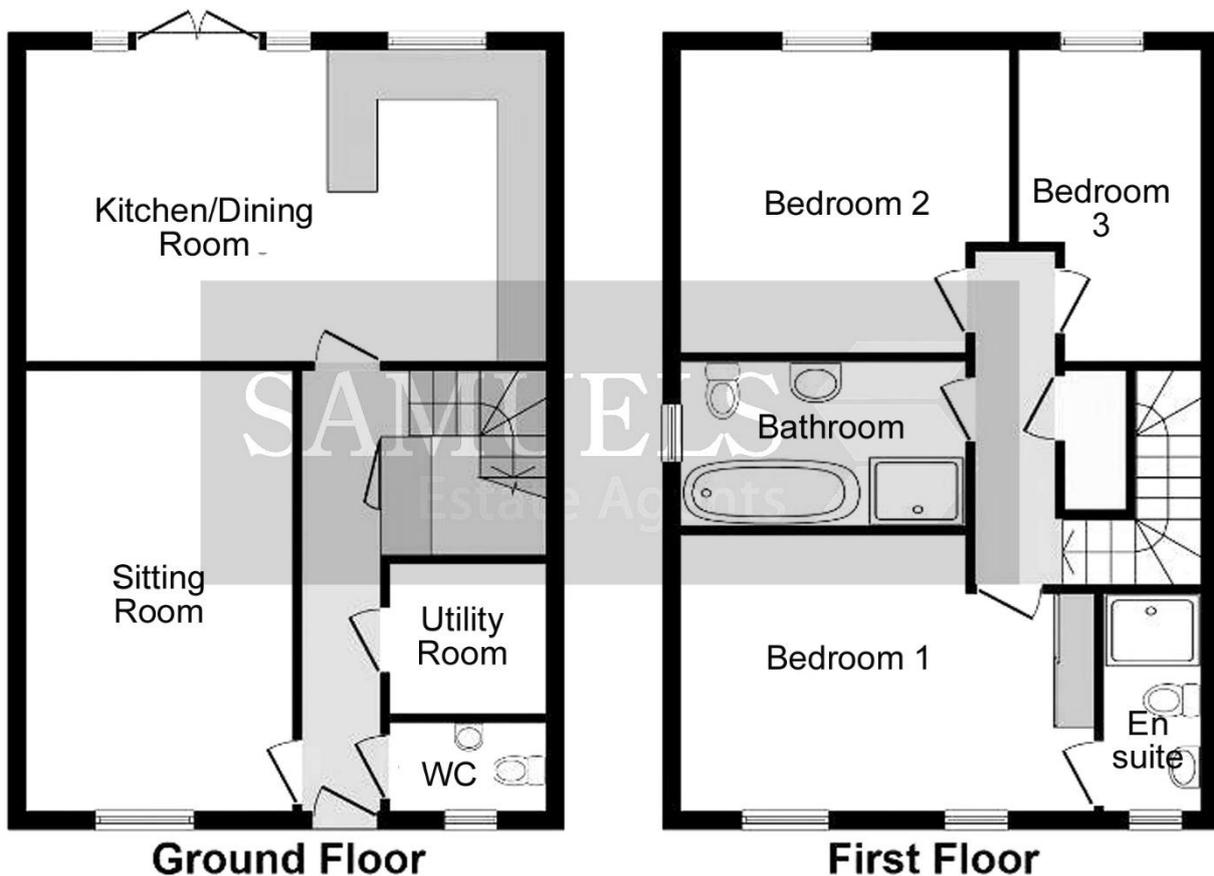
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

### AGENTS NOTE MONEY LAUNDERING POLICY

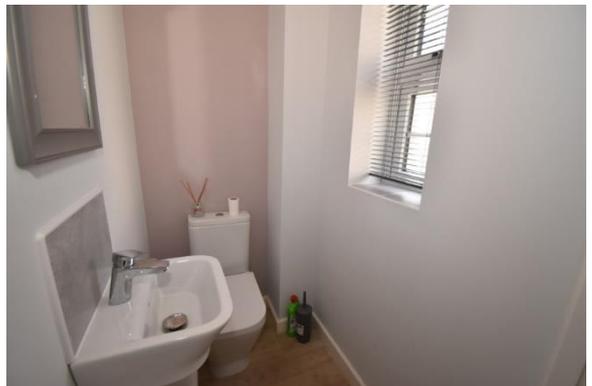
Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

### REFERENCE

**CDER/0825/9020/AV**



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A	96 A	97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		