



**27 OLD QUARRY DRIVE
EXMINSTER
NEAR EXETER
EX6 8FJ**



£410,000 FREEHOLD



An opportunity to acquire a spacious four double bedroom detached family home occupying a delightful pedestrianised position with pleasant outlook over neighbouring green. Presented in good decorative order throughout. Four good size bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Ground floor cloakroom. Spacious sitting room. Well proportioned modern kitchen/dining room. Gas central heating. uPVC double glazing. Enclosed landscaped rear garden enjoying southerly aspect. Private parking. Garage. Convenient position providing good access to local village amenities. Popular village location on the outskirts of Exeter. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Canopy entrance with courtesy light. Composite front door, with inset obscure double glazed panel, leads to:

RECEPTION HALL

A spacious hallway. Radiator. Smoke alarm. Stairs rising to first floor. Cupboard housing electric meter and consumer unit. 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. Fitted mirror. Extractor fan. Radiator.

From reception hall, door to:

SITTING ROOM

22'10" (6.96m) x 14'8" (4.47m) maximum reducing to 11'6" (3.51m). A light and spacious room. Two radiators. Telephone point. Television aerial point. Deep understair storage cupboard. uPVC double glazed window to front aspect with outlook over neighbouring green. uPVC double glazed double opening doors, with matching full height side windows, providing access and outlook to rear garden.

From reception hall, double opening doors lead to:

KITCHEN/DINING ROOM

22'2" (6.76m) excluding bay x 14'4" (4.37m) maximum reducing to 9'10" (3.0m). A well proportioned room fitted with a range of matching white gloss fronted base, drawer and eye level cupboards. Granite work surfaces with matching splashback. Fitted double oven/grill. Neff induction hob with glass splashback and filter/extractor hood over. 1½ bowl sink unit with single drainer and modern style mixer tap set within work surface. Integrated dishwasher. Integrated upright fridge freezer. Plumbing and space for washing machine. Further appliance space. Upright storage cupboard. Two radiators. Ample space for table and chairs. uPVC double glazed bay window to front aspect with pleasant outlook over neighbouring green. uPVC double glazed window to rear aspect with outlook over rear garden. Double glazed door provides access and outlook to rear garden.

FIRST FLOOR LANDING

Radiator. Smoke alarm. Access to roof space. Airing cupboard housing hot water tank and boiler serving central heating and hot water supply. Door to:

BEDROOM 1

12'10" (3.91m) maximum into wardrobe space x 11'6" (3.51m). Large built in triple wardrobe with mirror fronted doors. Radiator. Full height uPVC double glazed window to front aspect with pleasant outlook over neighbouring green. Door to:

ENSUITE SHOWER ROOM

A modern matching white suite comprising good size tiled shower enclosure with fitted electric shower unit. Wall hung wash hand basin with modern style mixer tap. Low level WC. Part tiled walls. Heated ladder towel rail. Inset LED spotlights to ceiling. Shaver point. Fitted mirror. Extractor fan. Obscure uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

14'8" (4.47m) maximum into door recess reducing to 11'0" (3.35m) x 11'6" (3.51m) maximum. Radiator. Full height uPVC double glazed window to front aspect again with pleasant outlook over neighbouring green.

From first floor landing, door to:

BEDROOM 3

11'0" (3.35m) x 10'6" (3.20m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 4

11'2" (3.40m) maximum x 9'0" (2.74m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BATHROOM

7'0" (2.13m) x 6'0" (1.83m). 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. Low level WC. Part tiled walls. Large fitted mirror. Shaver point. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is a small area of garden stocked with a variety of shrubs and plants. Pathway leads to front door with courtesy light. To the right side elevation is a side gate with pathway leading to the rear garden which enjoys a southerly aspect whilst consisting of an extensive attractive paved patio with outside lighting and water tap. Timber framed pergola with maturing climbing plant. Neat shaped area of lawn. Steps lead down to a composite decked terrace and again timber pergola with maturing climbing plant. Steps and pathway lead to a rear gate in turn providing access to private allocated parking space and:

GARAGE (Leasehold)

Situated close by beneath a coach house.

TENURE
FREEHOLD

SERVICE CHARGE

We have been advised the current charge is approximately £220 for the upkeep of communal areas.

MATERIAL INFORMATION

Construction Type: Block inner and outer with render

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 E (Teignbridge)

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout taking the 3rd exit left down into Bridge Road and continue down. At the next roundabout bear left onto Sannerville Way and proceed along taking the right hand turning signposted 'Exminster' and continue along, under the motorway bridge, almost to the brow of the hill turning left into Milbury Farm Meadow. At the 'T' junction turn right into Old Quarry Drive, the property in question will be found on the right hand side (pedestrianised position) vehicle access is gained to the rear.

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.

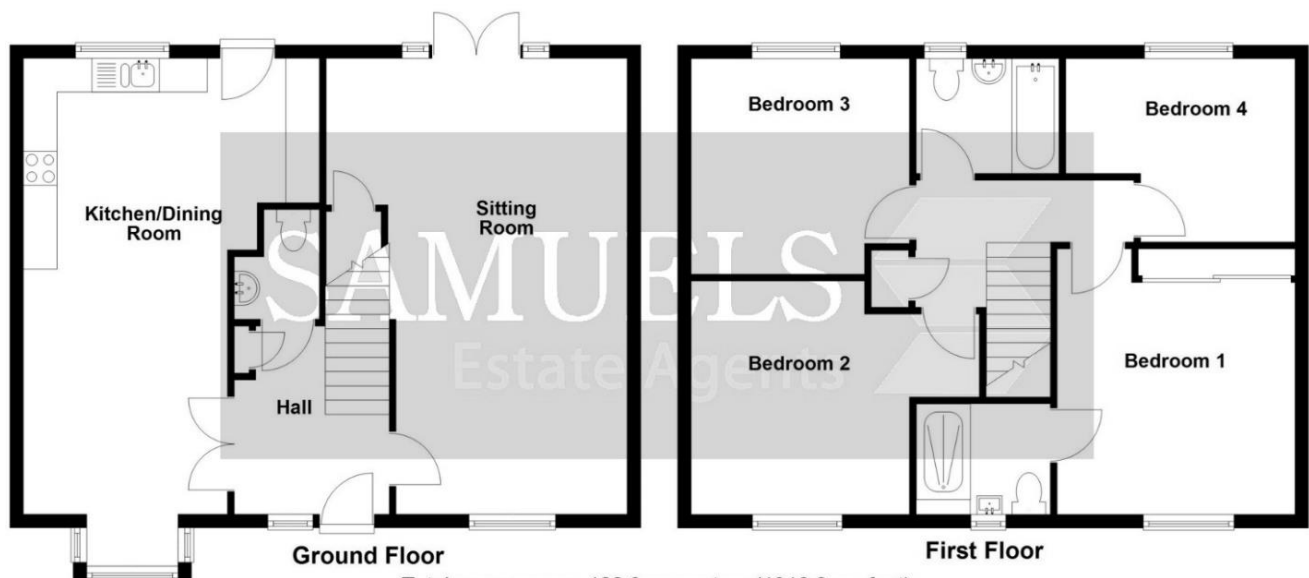
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1025/AV



Total area: approx. 122.3 sq. metres (1316.2 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		