



**1 LANGDON WAY
CLYST ST MARY
NEAR EXETER
EX5 1FP**



GUIDE PRICE £400,000 - £420,000 FREEHOLD



A fabulous modern detached family home located in this highly sought after village location on the outskirts of Exeter providing good access to local amenities and major link roads including M5 (J30). Presented in superb decorative order throughout. Three bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Ground floor cloakroom. Sitting room. Impressive light and spacious modern kitchen/dining/family room. Gas central heating. uPVC double glazing. Enclosed rear garden enjoying southerly aspect. Private driveway. Garage. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Covered entrance. Composite front door, with inset obscure double glazed panels, leads to:

RECEPTION HALL

Decorative tiled floor. Stairs rising to first floor. Radiator. Thermostat control panel. Smoke alarm. uPVC double glazed window to front aspect. Door leads to:

CLOAKROOM

A modern matching white suite comprising low level WC. Wall hung wash hand basin with modern style mixer tap and tiled splashback. Decorative tiled floor. Radiator. Cloak hanging space. Obscure uPVC double glazed window to front aspect.

From reception hall, door to:

SITTING ROOM

14'10" (4.52m) x 10'0" (3.05m). Two radiators. Television aerial point. Telephone point. uPVC double glazed window to side aspect. uPVC double glazed double opening doors providing access and outlook to rear garden.

From reception hall, part glazed door leads to:

KITCHEN/DINING/FAMILY ROOM

19'4" (5.89m) x 17'0" (5.18m) maximum reducing to 11'8" (3.56m). A fabulous light and spacious room with part pitched ceiling. Fitted with a range of matching base, drawer and eye level cupboards with concealed LED lighting. Granite effect roll edge work surfaces with matching splashback. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted double oven/grill. Four ring gas hob with glass splashback and filter/extractor hood over. Integrated upright fridge freezer. Integrated dishwasher. Integrated washing machine. Wall mounted concealed boiler serving central heating and hot water supply. Deep understair storage cupboard housing electric consumer unit. Decorative tiled flooring. Two radiators. Ample space for table and chairs, sofa etc. Television aerial point. Inset LED spotlights. Two uPVC double glazed windows to front aspect. 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.

FIRST FLOOR LANDING

Smoke alarm. Access to roof space. Linen/storage cupboard. uPVC double glazed window to front aspect. Door to:

BEDROOM 1

10'2" (3.10m) x 10'2" (3.10m). Radiator. Television aerial point. Thermostat control panel. uPVC double glazed window to rear aspect. Door to:

ENSUITE SHOWER ROOM

A modern matching white suite comprising double width tiled shower enclosure with fitted electric shower unit. Wall hung wash hand basin with modern style mixer tap. Low level WC. Part tiled wall surround. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to rear aspect.

From first floor landing, door to:

BEDROOM 2

10'10" (3.30m) x 9'8" (2.95m) excluding door recess. Radiator. uPVC double glazed window to side aspect. uPVC double glazed window to rear aspect.

From first floor landing, door to:

BEDROOM 3

8'2" (2.49m) maximum x 7'0" (2.13m). Radiator. uPVC double glazed window to side aspect. uPVC double glazed window to front aspect.

From first floor landing, door to:

BATHROOM

6'10" (2.08m) x 6'6" (1.98m). A modern matching white suite comprising panelled bath with modern style mixer tap including shower attachment, fitted mains shower unit over and glass shower screen. Wall hung wash hand basin with modern style mixer tap. Low level WC. Part tiled walls. Heated ladder towel rail. Shaver point. Extractor fan. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to front aspect.

OUTSIDE

The property benefits from occupying a corner plot site with the front and side area of garden well stocked with a variety of maturing shrubs, plants and bushes. Dividing pathway leads to the front door with courtesy light. To the left side elevation is an attractive brick paved private driveway providing parking for one vehicle in turn providing access to:

GARAGE

18'0" (5.49m) x 9'2" (2.79m). With Power and light. electronically operated up and over door. Pitched roof providing additional storage space (if required).

From the driveway a side gate provides access to the rear garden, which is a particular feature of the property, enjoying a southerly aspect. Consisting of various patio areas. Neat shaped area of lawn. Well stocked flower/shrub beds stocked with a variety of maturing shrubs, plants and climbing roses. Enclosed by attractive brick walling to all sides.

TENURE FREEHOLD

MANAGEMENT CHARGE

The current charge is £109.20 for the upkeep of communal areas.

DIRECTIONS

From M5 (J30) interchange take the A376 Sidmouth Road and continue to Clyst St Mary roundabout and take the 2nd left again onto the A3052 towards Sidmouth. Proceed along and take the 2nd left into the development and continue to the 'T' junction and turn left into Langdon 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.

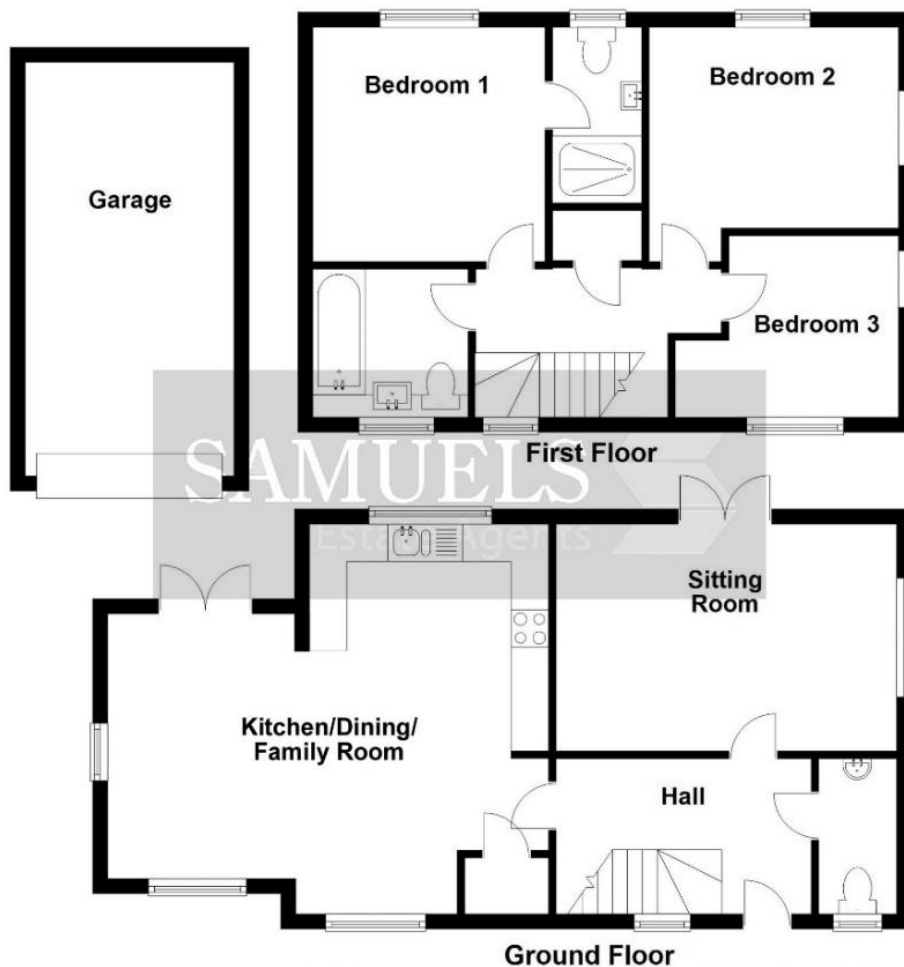
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0823/8477/AV



Total area: approx. 106.7 sq. metres (1148.4 sq. feet)

Floor plan for illustration purposes only – not to scale



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 95 A |
| 81-91 | B | 84 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |