



**1 THE BUNTINGS
EXMINSTER
NEAR EXETER
EX6 8SL**

PROOF COPY



£600,000 FREEHOLD



A substantial five bedroom detached family home occupying a delightful private position whilst within close proximity to local village amenities. Well proportioned living accommodation arranged over three floors. Five bedrooms. Ensuite shower room and dressing room to master bedroom. Ensuite shower rooms to two further bedrooms. Family bathroom. Large sitting room. Reception hall. Cloakroom. Kitchen/breakfast room. Sun room. Dining room/family room. Ground floor study/office. Private driveway providing ample parking. Double garage. Fine outlook and views over neighbouring area, parts of Topsham, Exe estuary and beyond. Popular village location on the outskirts of Exeter. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

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

RECEPTION HALL

A spacious hallway. Smoke alarm. Stairs rising to first floor. Radiator. Door to:

CLOAKROOM

A matching white suite comprising low level WC. Wash hand basin with tiled splashback. Radiator. Extractor fan.

From reception hall, door to:

STUDY/OFFICE

10'8" (3.25m) x 8'0" (2.44m) maximum. Radiator. uPVC double glazed window to side aspect with outlook over neighbouring Devington Park grounds. uPVC double glazed window to front aspect with pleasant outlook over neighbouring green.

From reception hall, door to:

KITCHEN/BREAKFAST ROOM

15'0" (4.57m) x 10'6" (3.20m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect work surfaces with tiled splashbacks. 1½ bowl single drainer sink unit with traditional style mixer tap. Fitted electric range cooker with 8 ring gas hob and filter/extractor hood over. Integrated upright fridge freezer. Pull out larder cupboard. Integrated dishwasher. Upright storage cupboard. Wine rack. Radiator. Space for table and chairs. Two uPVC double glazed windows to side aspect with outlook over rear garden. Feature archway opens to:

SUN ROOM

10'6" (3.20m) x 7'10" (2.39m). A lovely light room. Radiator. uPVC double glazed window to front aspect with outlook over neighbouring green. Double glazed sliding patio doors providing access and outlook to rear garden.

From kitchen/breakfast room, glass panelled door leads to:

UTILITY ROOM

7'0" (2.13m) x 5'6" (1.68m). Single drainer sink unit with tiled splashback and base cupboard under. Marble effect work surface. Plumbing and space for washing machine. Radiator. Wall mounted boiler serving central heating and hot water supply (installed by British Gas in 2023 with approximately 4 years remaining on warranty). Double glazed door to side elevation.

From reception hall, door to:

DINING ROOM/FAMILY ROOM

15'0" (4.57m) x 9'0" (2.74m). Two radiators. Two uPVC double glazed windows to side aspect with outlook over neighbouring Devington Park gardens and grounds.

FIRST FLOOR LANDING

Radiator. Smoke alarm. Stairs rising to second floor. Door to:

SITTING ROOM

23'2" (7.06m) x 10'6" (3.20m). A light and spacious room. Marble effect fireplace with raised hearth, living flame effect gas fire, fire surround and mantel over. Television aerial point. Satellite cable connected to functioning dish. Telephone point. Three radiators. uPVC double glazed window to front aspect with pleasant outlook over neighbouring green. Three uPVC double glazed windows to side aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 3

9'4" (2.84m) x 9'0" (2.74m). Radiator. Built in double wardrobe. uPVC double glazed window to side aspect with outlook over neighbouring Devington Park gardens and grounds. Door to:

ENSUITE SHOWER ROOM

A matching white suite comprising tiled shower enclosure with fitted mains shower unit. Low level WC. Wash hand basin. Shower room. Part tiled walls. Radiator. Extractor fan. Obscure uPVC double glazed window to side aspect.

From first floor landing, door to:

BEDROOM 4

9'0" (2.74m) x 7'10" (2.39m) excluding door recess. Radiator. uPVC double glazed window to side aspect with outlook over neighbouring Devington Park gardens and grounds. uPVC double glazed window to front aspect with pleasant outlook over neighbouring green.

From first floor landing, door to:

FAMILY BATHROOM

6'10" (2.08m) x 7'6" (2.29m) maximum. A matching white suite comprising panelled bath with traditional style mixer tap including shower attachment. Low level WC. Wash hand basin. Half height tiled wall surround. Radiator. Extractor fan. Shaver point. Obscure uPVC double glazed window to front aspect.

SECOND FLOOR LANDING

Radiator. Access, via fitted ladder, to partially boarded roof space providing useful storage space. Smoke alarm. Storage cupboard with fitted shelf. uPVC double glazed window to rear aspect offering fine outlook and views over neighbouring area, parts of Topsham, Exe Estuary and beyond. Door to:

BEDROOM 1

13'10" (4.22m) x 11'4" (3.45m). Two radiators. Television aerial point. Two uPVC double glazed windows to side aspect with outlook over neighbouring area, Exe Estuary and beyond. Feature archway opens to:

DRESSING ROOM

11'4" (3.45m) x 9'0" (2.74m) maximum into wardrobe space. Three built in double wardrobes providing hanging and shelving space. Radiator. uPVC double glazed window to side aspect with outlook over neighbouring area, Exe Estuary and beyond. uPVC double glazed window to front aspect with outlook over neighbouring green. Door leads to:

ENSUITE SHOWER/WET ROOM

A recently updated wet room comprising a good size shower enclosure with toughened glass shower screen and fitted mains shower unit including separate shower attachment. Low level WC with concealed cistern. Wash hand basin set in vanity unit with cupboard space beneath and modern style mixer tap. Further range of storage cupboards and medicine cabinet. Fitted shelf. Fitted mirror incorporating shaver point. Large heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to front aspect.

From second floor landing, door to:

BEDROOM 2

9'6" (2.90m) x 9'0" (2.74m). Radiator. Built in double wardrobe. uPVC double glazed window to side aspect with fine outlook over neighbouring Devington Park gardens and grounds. Door leads to:

ENSUITE SHOWER ROOM

A matching white suite comprising tiled shower enclosure with fitted mains shower unit. Wash hand basin. Low level WC. Part tiled walls. Radiator. Shaver point. Extractor fan. Obscure uPVC double glazed window to side aspect.

From second floor landing, door to:

BEDROOM 5

9'0" (2.74m) x 8'11" (2.72m) excluding door recess. Radiator. uPVC double glazed window to side aspect with fine outlook over neighbouring Devington Park gardens and grounds and beyond. uPVC double glazed window to front aspect with outlook over neighbouring green.

OUTSIDE

The property is approached via a private driveway owned by Number 1 The Buntings with neighbouring properties having right of way. The driveway leads to a private parking area for approximately two vehicles and access to front door. The driveway extends to the right side of the garden which leads to a further parking area and in turn providing access to:

DOUBLE GARAGE

With power and light. Electronically operated twin up and over doors. Pitched roof providing additional storage space.

A gate provides access to the rear garden, which is a particular feature of the property, enjoying a southerly aspect whilst consisting of an attractive paved patio and raised flower/shrub beds stocked with a variety of maturing shrubs, plants, bushes and trees. Inbuilt barbecue area. Raised shaped area of lawn. Timber framed pergola. Further shrub beds stocked with a variety of maturing shrubs, plants and trees. Outside light and water tap. A pathway leads to the side/rear elevation with additional storage space and providing access to utility room. To the left side elevation of the property is a further section of garden laid to lawn with various shrubs, plants and flowers. Enclosed by neat steel railings.

TENURE

Freehold

SERVICE CHARGE

We understand that there is currently as service charge in place and the recent charge is £302.20 paid annually in January.

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout taking the 3rd exit left down into Bridge Road. At the next roundabout bear left onto Sannerville Way and continue along taking the 1st right signposted 'Exminster', continue under the motorway bridge and take the next right into Reddaway Drive and continue around passing Devington Park. Take the right into Farmhouse Rise and continue along take the 2nd left into The Buntings development where the property in question will be found on the left hand side overlooking the green.

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.

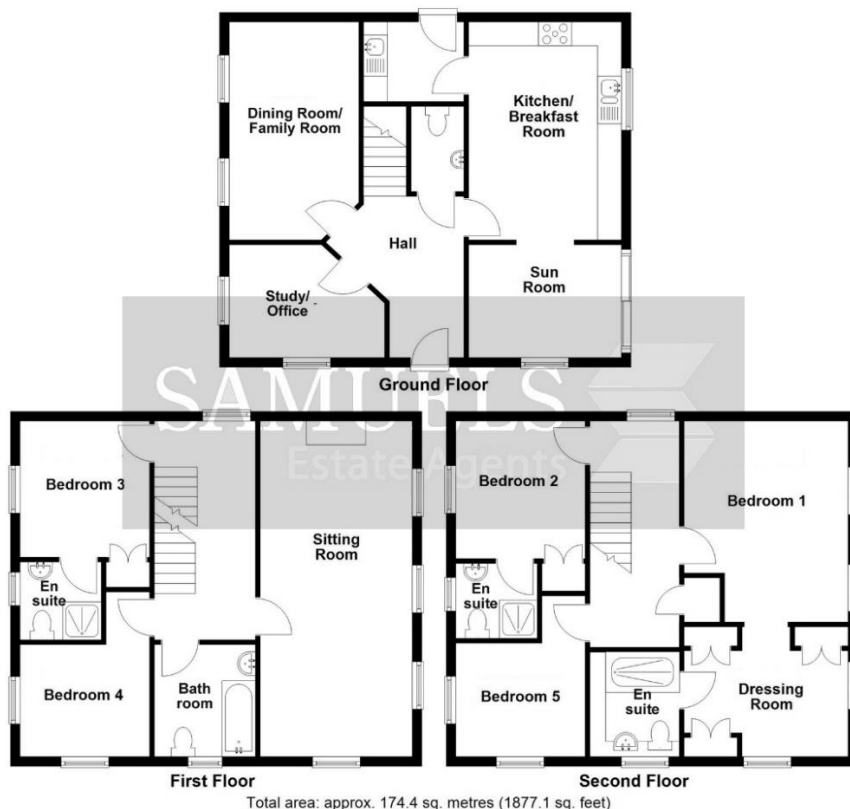
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0424/8610/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		