

**THE ROUND HOUSE  
3 TOWSINGTON COURT  
EXMINSTER  
NEAR EXETER  
EX6 8AY**



**£495,000 FREEHOLD**



An opportunity to acquire a fabulous characterful barn conversion offering well proportioned versatile living accommodation arranged over two floors. Located in a delightful private location of four properties with fine outlook and views over neighbouring countryside and beyond whilst convenient to local village amenities. Three good size bedrooms (previously a four bedroom property). Ensuite shower room to master bedroom. Stunning lounge with exposed timbers and inglenook style fireplace. Modern kitchen/breakfast room. Large dining room/family room. Utility/storage room. Cloakroom. Family bathroom. Conservatory. Beautifully kept and well maintained lawned rear garden. Double garage. Gas central heating. uPVC double glazing. Popular village location on the outskirts of Exeter. Viewing highly recommended.

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

Attractive part obscure uPVC double glazed front door, with matching side panel, leads to:

### **RECEPTION HALL**

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

### **BEDROOM 1**

18'2" (5.54m) into wardrobe space x 10'8" (3.25m). Range of built in bedroom furniture consisting dressing table with drawers either side, additional eight drawer chest and range of built in wardrobes to one wall providing hanging and shelving space. Exposed ceiling beams. Radiator. uPVC double glazed window, with deep sill, to front aspect with outlook over front garden. Door to:

### **ENSUITE SHOWER ROOM**

A modern matching white suite comprising tiled shower enclosure with fitted electric shower unit. Low level WC with concealed cistern. Wash hand basin set in vanity unit with cupboard space beneath. Tiled floor. Tiled wall surround. Heated ladder towel rail. Radiator. Extractor fan. Inset LED spotlights to ceiling. Large fitted mirror with lighting.

From inner hallway, door to:

### **BEDROOM 2**

18'4" (5.59m) maximum into recess reducing to 9'10" (3.0m) x 9'2" (2.79m). Exposed ceiling beams. Two built in single wardrobes with overhead storage cupboards. Radiator. Wall light point. uPVC double glazed window, with deep sill, to front aspect with outlook over front garden.

From inner hallway, door to:

### **BEDROOM 3**

10'0" (3.05m) x 8'4" (2.54m). Radiator. Exposed ceiling beams. uPVC double glazed window to front aspect with outlook over front garden.

From inner hallway, door to:

### **BATHROOM**

A matching white suite comprising tiled panelled bath with fitted electric shower unit over and glass shower screen. Wash hand basin set in vanity unit with cupboard space beneath. Low level WC with concealed cistern. Tiled wall surround. Radiator. Extractor fan. Two fitted mirrors.

### **FIRST FLOOR LANDING**

Exposed ceiling beams. Smoke alarm. Door to:

### **CLOAKROOM**

A modern matching white suite comprising low level WC. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Extractor fan.

From first floor landing, door to:

### **UTILITY/STORAGE ROOM**

Plumbing and space for washing machine. Further appliance space. Exposed ceiling beams. Extractor fan. Cloak cupboard.

From first floor landing glass panelled door, with three steps, leads down to:

### **LOUNGE**

23'4" (7.11m) x 23'0" (7.01m). A truly fabulous characterful room with high pitched ceiling. Exposed timbers. Two large radiators. Large inglenook style exposed brick fireplace with brick hearth. Television aerial point. Telephone point. Three wall light points. Two uPVC double glazed windows to side aspects, with deep sills, with outlook over rear garden. uPVC double glazed door, with matching side window, provides access and outlook to rear garden. Glass paned double opening French doors lead to:

### **CONSERVATORY**

17'8" (5.38m) maximum x 7'10" (2.39m) excluding recess (irregular shaped room). A double glazed conservatory with tiled floor. Radiator. Power and light. Double glazed sliding door provides access and outlook to rear garden.

From first floor landing, door to:

### **KITCHEN/BREAKFAST ROOM**

20'8" (6.30m) maximum reducing to 10'8" (3.25m) x 15'2" (4.62m). A modern kitchen fitted with a range of gloss fronted base, drawer and eye level cupboards. Marble work surfaces with matching splashback. Double bowl sink unit set within work surface with single drainer and modern style mixer tap and boiling water tap. Double oven/grill with warming plate. Five ring gas hob with filter/extractor hood over. Integrated dishwasher. Two upright storage cupboards. Integrated full height fridge. Radiator. Ample space for table and chairs. Exposed ceiling beams. Deep airing cupboard, with fitted shelving, housing lagged hot water cylinder. Two uPVC double glazed windows to front aspect offering fine outlook over front garden, neighbouring countryside and beyond.

From first floor landing, glass panelled door leads to:

### **DINING ROOM/FAMILY ROOM**

19'0" (5.79m) x 12'4" (3.76m). Again an impressive room with two radiators. Exposed ceiling beams. uPVC double glazed window to front aspect with outlook over front garden, neighbouring countryside and beyond. uPVC double glazed double opening doors providing access and outlook to rear garden.

### **OUTSIDE**

To the front of the property is a neat shaped area of open plan lawn with inset flower/shrubs with dividing pathway leading to the front door with courtesy light. A shared gravelled driveway provides access to:

### **DOUBLE GARAGE**

22'8" (6.91m) x 19'5" (5.92m). A good size double garage with twin doors one of which is electronically operated. Pitched roof providing additional storage space. Power and light.

To the right side elevation of the double garage is a further shaped area of lawn with neat hedgerow and water tap. The rear garden is a particular feature of the property consisting of a good size paved patio with outside lighting and water tap leading to a well kept and maintained shaped area of lawn with maturing shrub beds stocked with a variety of maturing shrubs, plants and trees. To the top of the garden is an extensive paved patio leading to a further area of garden again well stocked with a variety of maturing shrubs, plants and trees. Timber shed. Hard standing for vehicle. Timber gate leads to a right of way access, with additional gate, leading to Towsington Lane.

### **TENURE**

### **FREEHOLD**

## MATERIAL INFORMATION

Construction Type: Brick and stone

Mains: - Water, electric, gas (septic tank drainage shared between 4 properties)

Heating: Gas central heating

Mobile: Indoors – EE, Three, O2, Vodafone all voice and data limited

Mobile: Outdoors – EE, Three, O2 and Vodafone voice and data likely

Broadband: Standard available.

Flood Risk: River & sea – Very low risk, Surface water – Very Low risk

Mining: No risk from mining

Council Tax: Band F (Teignbridge)

## DIRECTIONS

Proceeding out of Exeter along Topsham Road continue along to Countess Wear roundabout and take the 3rd exit down into Bridge Road. At the next roundabout turn left onto Sannerville Road and continue on this road for approximately 1 mile and ignore the first turning to Exminster and at the mini roundabout take the 3rd exit left into the village of Exminster. Proceed over the mini roundabout and continue ahead taking the 2nd left into Days Pottles Lane and continue down this lane for approximately ¼ of a mile taking the left hand turning into Towsington Lane and proceed down where Towsington Court 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.

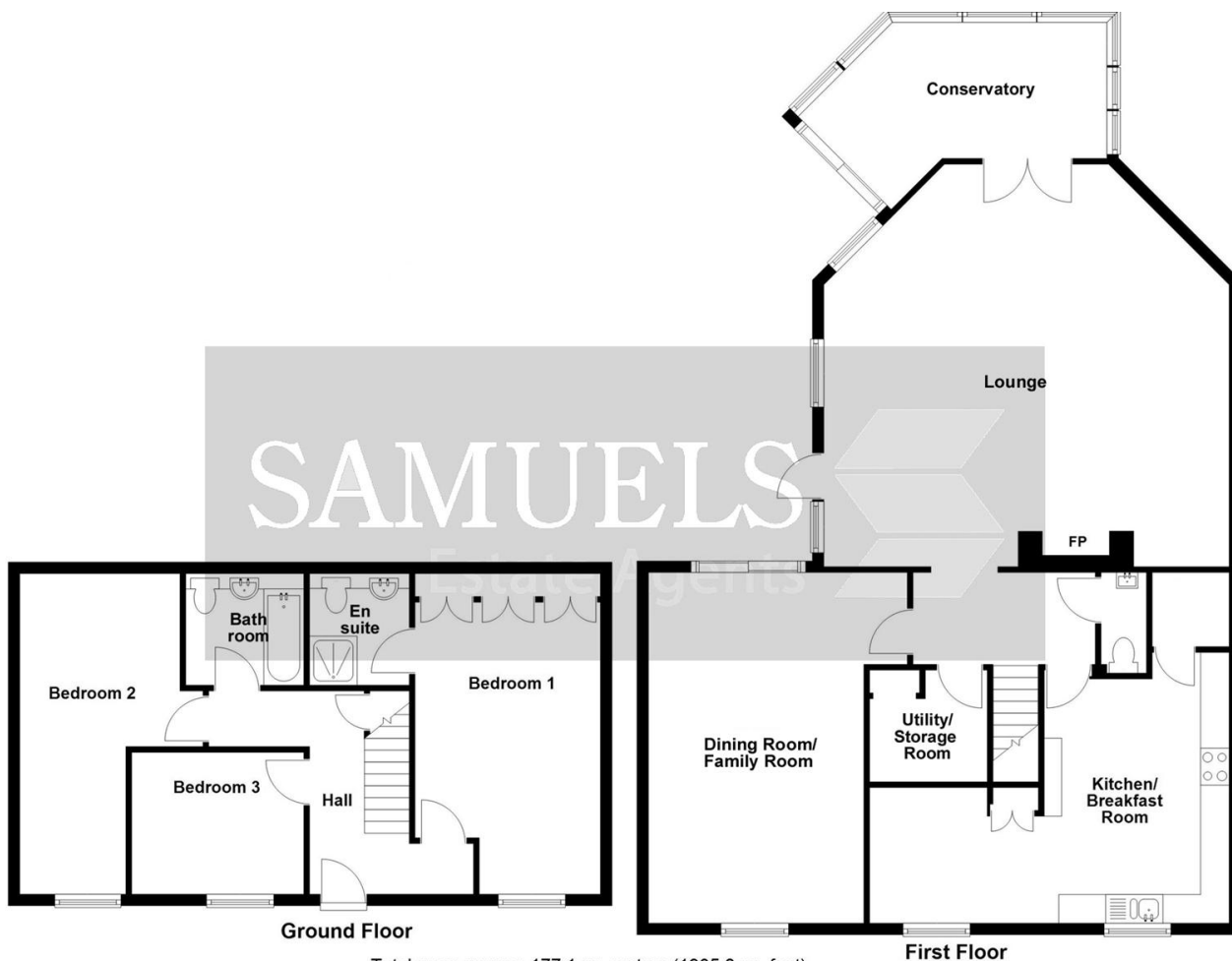
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0925/AV



Total area: approx. 177.1 sq. metres (1905.8 sq. feet)

Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		