



**7 OAK CLOSE
EXMINSTER
NEAR EXETER
EX6 8ST**

PROOF COPY



£260,000 FREEHOLD



A well presented modern end terraced house occupying a delightful cul-de-sac position whilst within close proximity to local village amenities. Two bedrooms. First floor bathroom. Entrance vestibule. Spacious sitting room. Modern kitchen/dining room. Gas central heating. uPVC double glazing. Private parking for approximately two/three vehicles. Enclosed rear garden. Popular village on the outskirts of Exeter. Good access to major link roads. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Attractive obscure uPVC double glazed front door leads to:

ENTRANCE VESTIBULE

Cloak hanging space. Cupboard housing electric meter. uPVC double glazed window to front aspect. Part obscure glass panelled door leads to:

SITTING ROOM

15'0" (4.57m) x 12'8" (3.86m). Quality laminate wood effect flooring. Television aerial point. Telephone point. Two radiators. Understair recess. Stairs rising to first floor. Smoke alarm. uPVC double glazed window to side aspect. uPVC double glazed window to front aspect. Door leads to:

KITCHEN/DINING ROOM

12'8" (3.86m) x 8'0" (2.44m). A modern kitchen fitted with a range of matching gloss fronted base, drawer and eye level cupboards with marble effect roll edge work surfaces and tiled splashback. Concealed lighting. Single drainer sink unit with mixer tap. Fitted electric oven. Four ring gas hob with filter/extractor hood over. Plumbing and space for washing machine. Integrated fridge. Wall mounted concealed boiler serving central heating and hot water supply. Space for table and chairs. Radiator. Deep understair storage cupboard. 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

Access to roof space. Smoke alarm. Door to:

BEDROOM 1

12'8" (3.86m) maximum into wardrobe space x 8'2" (2.49m). Radiator. Range of built in wardrobes, with mirror fronted doors, to one wall providing hanging and shelving space. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 2

12'8" (3.86m) maximum x 8'2" (2.49m). Radiator. Built in airing cupboard, with fitted shelf, housing lagged hot water cylinder. uPVC double glazed window to front aspect.

From first floor landing, door to:

BATHROOM

A matching white suite comprising panelled bath with mixer tap, fitted electric shower unit over and tiled splashback. Low level WC. Wash hand basin with modern style mixer tap and tiled splashback. Light/shaver point. Radiator. Extractor fan. uPVC double glazed window to side aspect.

OUTSIDE

To the front of the property is an area of garden mostly laid to decorative stone chippings with various maturing shrubs and plants. Dividing pathway and steps lead to the front door with courtesy light. To the right side elevation is a private parking area for approximately two/three vehicles dependant on size. To the rear of the driveway is a further area of garden with maturing tree, timber store and hedgerow. From the driveway a side gate leads to the rear garden which consists of a raised paved patio with outside light and water tap leading to a shaped area of lawn with further paved patio. The rear garden is enclosed to all sides.

TENURE FREEHOLD

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout and take the 3rd exit left down onto Bridge Road. At the next roundabout bear left onto Sannerville Way and proceed along taking the right hand turning signposted 'Exminster'. Continue into the village, passing the Stowey Arms public house, and turn right into Reddaway Drive then 1st left into Brownlees then 3rd left into Oak Close. Bear left down into the cul-de-sac and the property in question will be found.

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.

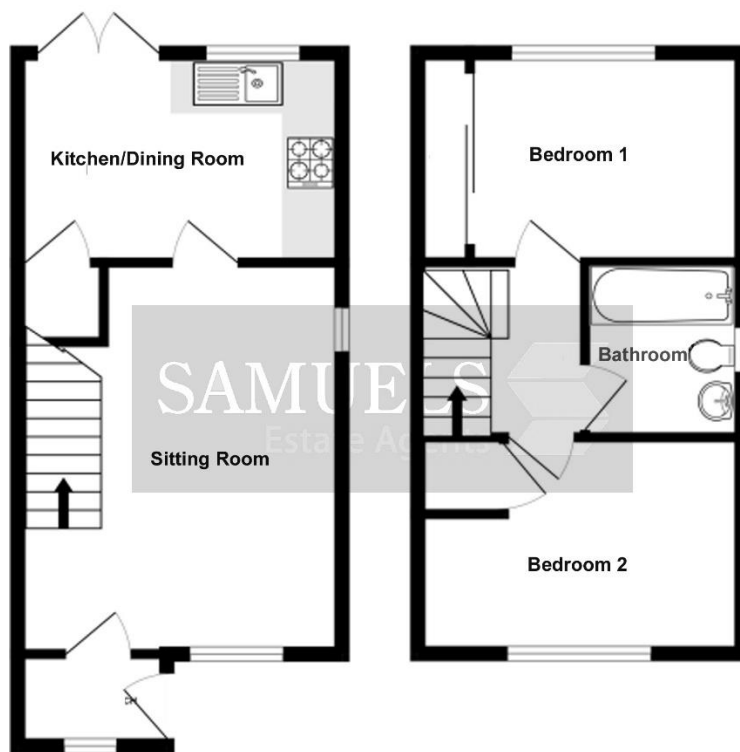
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0823/8470/AV



Ground Floor

First Floor

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		