



**SUNNYVIEW
OLD COACH ROAD
BROADCLYST
NEAR EXETER
EX5 3EZ**

PROOF COPY



GUIDE PRICE £500,000-£525,000 FREEHOLD



An opportunity to acquire a well proportioned detached family home located within this popular village location on the outskirts of Exeter. Four bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Large sitting room. Modern kitchen/breakfast/family room. Utility room. Ground floor cloakroom. Gas central heating. uPVC double glazing. Private driveway providing ample parking. Garage. Enclosed rear garden. Fine outlook and views over neighbouring area and countryside beyond. Convenient to local amenities, popular schools and major link roads. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Covered entrance with courtesy light. Obscure uPVC double glazed door, with matching side panel, leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Inset LED spotlights to ceiling. Smoke alarm. Thermostat control panel. Understair storage cupboard. Oak wood door leads to:

CLOAKROOM

A modern matching white suite comprising low level WC with concealed cistern. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Tiled wall surround. Inset LED spotlights to ceiling. Heated ladder towel rail. Obscure uPVC double glazed window to side aspect.

From reception hall, oak wood door leads to:

SITTING ROOM

20'4" (6.20m) into bay x 13'6" (4.11m). A light and spacious room. Engineered oak wood flooring. Feature vertical radiator. Television aerial point. Telephone point. Four wall light points. Additional radiator. Obscure uPVC double glazed window to side aspect. uPVC double glazed bay window to front aspect. Oak wood double opening doors lead to:

KITCHEN/BREAKFAST/FAMILY ROOM

20'5" (6.22m) x 10'10" (3.30m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Quartz work surfaces with tiled splashbacks. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted double oven/grill. Four ring induction hob with filter/extractor hood over. Recess for double width fridge freezer. Two larger cupboards. Integrated dishwasher. Tiled floor. Radiator. Space for table and chairs. Inset LED spotlights to ceiling. uPVC double glazed window to side aspect. uPVC double glazed sliding patio door providing access and outlook to rear garden. Oak wood door leads to:

UTILITY ROOM

Storage cupboard. Quartz work surface. Plumbing and space for washing machine. Further appliance space. Wall mounted boiler serving central heating and hot water supply. Extractor fan. Inset LED spotlight to ceiling. Obscure uPVC double glazed window to rear aspect. Deep storage cupboard. uPVC double glazed door provides access to rear garden.

FIRST FLOOR LANDING

Access to roof space. Smoke alarm. Inset LED spotlights to ceiling. Linen/storage cupboard with fitted shelving. uPVC double glazed window to side aspect with outlook over neighbouring area and beyond. Oak wood door leads to:

BEDROOM 1

12'6" (3.81m) x 12'4" (3.76m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden. Oak wood door leads to:

ENSUITE SHOWER/WET ROOM

Comprising wash hand basin with modern style mixer tap. Low level WC with concealed cistern. Fitted mains shower unit including separate shower attachment. Tiled floor. Tiled wall surround. Extractor fan. Obscure uPVC double glazed window to side aspect.

From first floor landing, oak wood door leads to:

BEDROOM 2

13'0" (3.96m) into bay x 12'0" (3.66m) excluding door recess. Radiator. Television aerial point. uPVC double glazed bay window to front aspect offering fine outlook over neighbouring area and countryside beyond.

From first floor landing, oak wood door leads to:

BEDROOM 3

11'10" (3.61m) maximum x 7'8" (2.30m) maximum ('L' shaped room). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, oak wood door leads to:

BEDROOM 4

8'0" (2.44m) x 6'10" (2.08m). Engineered oak wood flooring. Radiator. uPVC double glazed window to front aspect offering fine outlook over neighbouring area and countryside beyond.

From first floor landing, oak wood door leads to:

BATHROOM

A luxury modern bathroom consisting deep tiled panelled jacuzzi style bath with separate shower attachment. Low level WC with concealed cistern. Feature wall hung circular bowl wash hand basin with modern style mixer tap. Decorative tiled floor. Tiled wall surround. Feature vertical radiator. Extractor fan.

OUTSIDE

Directly to the front of the property is a good size private driveway providing parking for numerous vehicles. Shaped area of lawn. Access to:

SINGLE GARAGE

17'10" (5.44m) x 9'2" (2.79m). Up and over door providing vehicle access. Pitched roof providing additional storage space. Power and light. uPVC double glazed window to side aspect.

To the right side elevation of the property is a gate and pathway, with water tap, in turn providing access to the rear garden. The rear garden consists of an attractive concrete patio with outside lighting. Retaining walls, with central steps, leading to a neat shaped area of lawn. Attractive brick paved patio with raised shrub beds laid to decorative chipped bark for ease of maintenance. The rear garden is enclosed to all sides.

TENURE

Freehold

MATERIAL INFORMATION

Construction Type:

Mains: - Water, drainage, electric, gas

Heating: Gas Central Heating

Mobile: Indoors: EE, O2 and Vodafone (limited) Three (non) - Outdoors – EE, Three, O2 and Vodafone (all likely)

Broadband: Standard , Superfast & Ultrafast available.

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

Mining: No risk from mining

Council Tax: Band E

DIRECTIONS

Proceeding out of Exeter along Pinhoe Road continue to the very end bearing left by Sainsbury's onto the new inner bypass. Continue along and on reaching the traffic lights turn left signposted 'Pinhoe' and continue through Pinhoe and over the two mini roundabouts proceeding along for approximately 1½ miles, through Westclyst, and turn right signposted 'Broadclyst/Dog Village'. Continue along taking the 2nd turning left into Old Coach Road.

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 on 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 surveyors 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/1124/8807/AV



Total area: approx. 129.7 sq. metres (1395.9 sq. feet)
Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		