

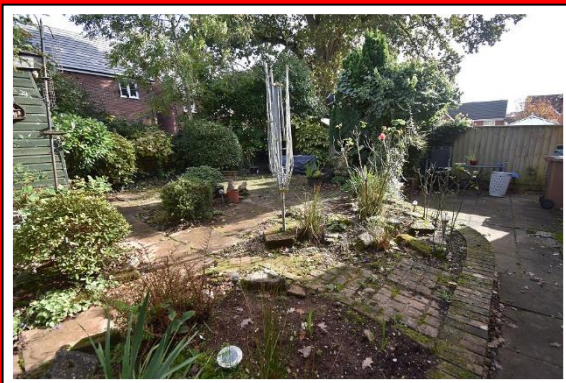


**8 REWS PARK DRIVE  
MONKERTON  
EXETER  
EX1 3QL**

PROOF COPY



**£375,000 FREEHOLD**



**An opportunity to acquire a deceptively spacious detached family home occupying a highly desirable residential location convenient to local amenities, Pinhoe railway station and major link roads. Four bedrooms. Ensuite shower room to master bedroom. Family shower room. Ground floor cloakroom. Sitting room. Separate dining room. Kitchen/breakfast room. Utility room. Gas central heating. uPVC double glazing. Private driveway. Garage. Enclosed rear garden. A great family home. Viewing highly recommended.**

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

Large canopy entrance with courtesy light. Attractive part glazed front door leads to:

### **RECEPTION HALL**

Exposed wood flooring. Radiator. Stairs rising to first floor. Understair storage cupboard. Smoke alarm. Thermostat control panel. Door to:

### **CLOAKROOM**

Comprising low level WC. Wash hand basin with tiled splashback. Exposed wood flooring. Radiator. Cloak hanging space. Obscure uPVC double glazed window to front aspect.

From reception hall, door to:

### **SITTING ROOM**

15'4" (4.67m) into bay x 10'2" (3.10m). Radiator. Quality laminate wood effect flooring. Marble effect fireplace with raised hearth. Fire surround and mantel over. Radiator. uPVC double glazed bay window to front aspect.

From reception hall, glass panelled door leads to:

### **KITCHEN/BREAKFAST ROOM**

12'6" (3.81m) x 9'6" (2.90m) excluding door recess. Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. 1½ bowl sink unit with single drainer and traditional style mixer tap. Space for gas cooker with filter/extractor hood over. Integrated upright fridge freezer. Space for table and chairs. Radiator. Tiled floor. Inset spotlights to ceiling. uPVC double glazed window to rear aspect with outlook over rear garden. Door leads to:

### **UTILITY ROOM**

9'6" (2.90m) x 4'0" (1.22m). Single drainer sink unit set within marble effect roll edge work surface with tiled splashback and base cupboard under. Plumbing and space for washing machine. Further appliance space. Additional marble effect roll edge work surface with tiled splashback. Tiled floor. Wall mounted boiler serving central heating and hot water supply. Radiator. Obscure uPVC double glazed door provides access to side elevation. uPVC double glazed window to rear aspect with outlook over rear garden.

From kitchen/breakfast room, door to:

### **DINING ROOM**

11'2" (3.40m) x 8'8" (2.64m). Quality laminate wood effect flooring. Radiator. Range of quality bespoke wooden storage cupboards and fitted shelving. uPVC double glazed sliding patio door providing access and outlook to rear garden.

### **FIRST FLOOR LANDING**

Access to roof space. Smoke alarm. Airing cupboard, with fitted shelving, housing lagged hot water cylinder. Door to:

### **BEDROOM 1**

11'0" (3.35m) excluding wardrobe space x 8'8" (2.64m) excluding door recess. Radiator. Large built in double wardrobe with mirror fronted doors. uPVC double glazed window to front aspect. Door leads to:

### **ENSUITE SHOWER ROOM**

Comprising tiled shower enclosure with fitted electric shower unit. Wash hand basin, with mixer tap, set in vanity unit with cupboard space beneath. Low level WC with concealed cistern. Heated ladder towel rail. Tiled wall surround. Light/shaver point. Extractor fan. Obscure sealed unit double glazed window to side aspect.

From first floor landing, door to:

### **BEDROOM 2**

13'4" (4.06m) x 8'10" (2.69m). Radiator. Access to roof space. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BEDROOM 3**

9'8" (2.95m) x 9'8" (2.95m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BEDROOM 4**

7'8" (2.30m) x 7'8" (2.30m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **SHOWER ROOM**

6'8" (2.03m) x 6'6" (1.98m). A refitted matching suite comprising shower enclosure incorporating drying area with curved glass shower screen, tiled splashback and fitted mains shower unit. Wash hand basin with mixer tap. Low level WC. Part tiled walls. Heated ladder towel rail. Laminate tile effect flooring. Extractor fan. Obscure uPVC double glazed window to rear aspect.

### **OUTSIDE**

Directly to the front of the property is an area of garden mostly laid to decorative stone chippings for ease of maintenance. Various maturing shrubs, plants and hedgerow. Pathway leads to the front door. A private driveway provides parking in turn providing access to:

## **GARAGE**

17'6" (5.33m) x 8'2" (2.49m). Electric light. Consumer unit. Access to roof void. Up and over door providing vehicle access.

To the left side elevation is a timber gate and pathway with security sensor light. Additional gate provides access to the rear garden which comprises of a paved patio with outside light and water tap. Small retaining wall leading to a raised area of garden mostly laid to paving for ease of maintenance with inset flower/shrub beds stocked with a variety of maturing shrubs, plants and trees. To the lower end of the garden is a timber shed. The rear garden is enclosed by timber panelled fencing to all sides.

## **TENURE FREEHOLD**

## **DIRECTIONS**

Upon reaching Pinhoe from Exeter at the first roundabout turn right into Station Road continue over the railway crossing into Pinn Lane. Proceed down taking the left hand turning into Grasslands Drive then next left into Rews Meadow and then immediately right into Rews Park Drive.

## **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.

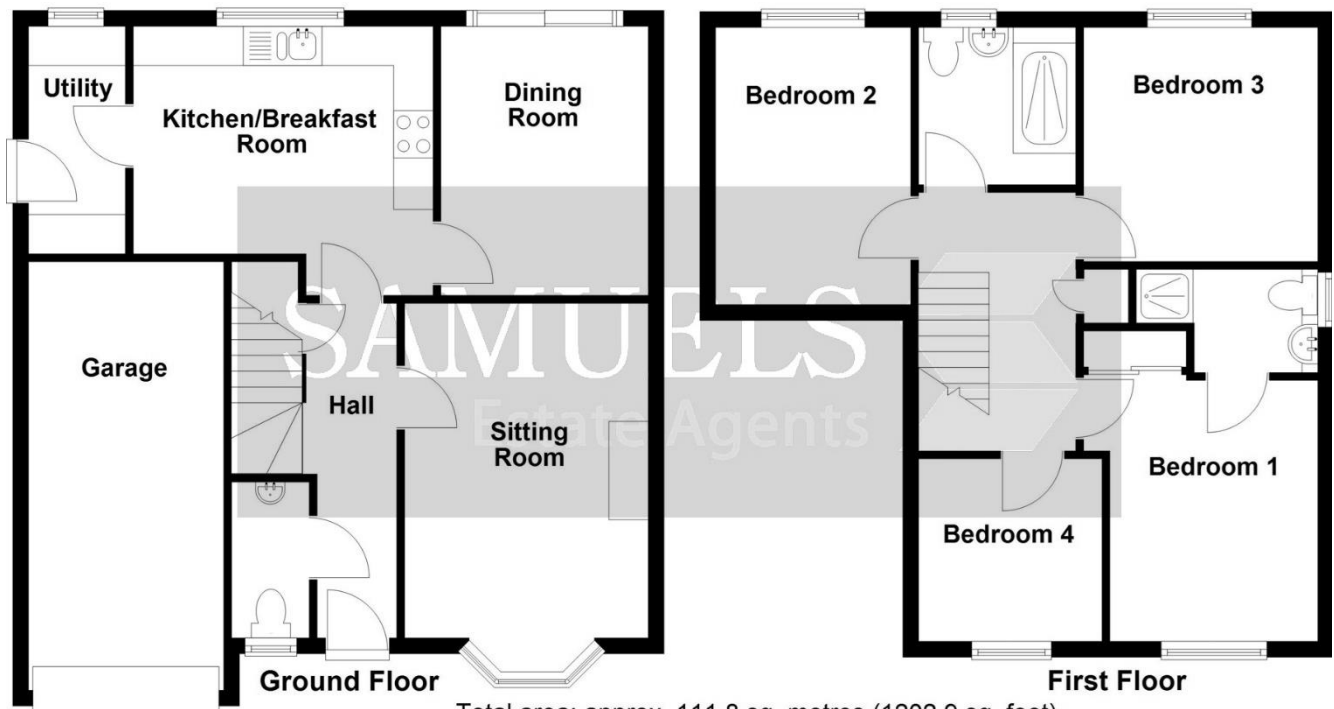
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## **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/1123/8521/AV**



Total area: approx. 111.8 sq. metres (1202.9 sq. feet)  
Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		