

**39 MANLEY MEADOW
WESTCLYST
EXETER
EX1 3GQ**



£650,000 FREEHOLD



An opportunity to acquire a beautifully presented Redrow built detached family home (Sunningdale) occupying a fabulous end plot cul-de-sac position providing ample parking and integral double garage located within this highly sought after residential development. Four double bedrooms. Ensuite shower rooms to both master and guest bedrooms. Family bathroom. Reception hall. Spacious sitting room. Cloakroom. Well proportioned modern kitchen/dining room. Utility room. Ground floor office/family room. District heating. uPVC double glazing. Well maintained enclosed landscaped rear garden enjoying southerly aspect. Attractive brick paved private driveway with turning area providing ample parking. Fine outlook and views over neighbouring area and beyond. Convenient position providing great access to local amenities including popular schools one of which is outstanding OFSTED rated (Westclyst primary school) and major link roads. Over seven years remaining on NHBC structural warranty. A stunning family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Attractive composite front door, with lead effect obscure double glazed panel, leads to:

RECEPTION HALL

A spacious hallway. Radiator. Stairs rising to first floor. Smoke alarm. Thermostat control panel. Door to integral double garage. Door to:

SITTING ROOM

16'10" (5.13m) x 11'10" (3.61m). A light and spacious room. Radiator. Television aerial point. Telephone point. Internet point. Attractive Sandringham stone fireplace with raised hearth, inset living flame effect electric fire and mantel over. uPVC double glazed window to side aspect with pleasant outlook over neighbouring area. uPVC double glazed window to front aspect.

From reception hall, door to:

CLOAKROOM

A modern matching white suite comprising low level WC. Wall hung wash hand basin with modern style mixer tap and tiled splashback. Tiled flooring. Radiator. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to side aspect.

From reception hall, door to:

KITCHEN/DINING ROOM

19'10" (6.05m) x 13'8" (4.17m) maximum reducing to 11'10" (3.61m). A fabulous light and spacious room fitted with a range of matching base, drawer and eye level cupboards. Wood grain effect work surfaces with matching splashback. Fitted AEG double oven/grill. Fitted Siemens induction hob with stainless steel splashback and Siemens filter/extractor hood over. Double bowl sink unit with single drainer and modern style mixer tap. Twin integrated upright fridge freezers. Pull out larder cupboard. Integrated AEG dishwasher. Radiator. Ample space for table and chairs. Deep understair storage cupboard. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed double opening doors, with matching full height side windows, providing access and outlook to rear garden. Door to:

UTILITY ROOM

9'4" (2.84m) x 5'4" (1.63m). Fitted with a range of matching gloss fronted base and eye level cupboards. Single drainer sink unit with modern style mixer tap. Wood grain effect work surface with matching splashback. Plumbing and space for washing machine. Further appliance space. Wall mounted concealed heat exchanger. Radiator. Inset LED spotlight to ceiling. Extractor fan. Composite door, with inset obscure double glazed panel, provides access to rear garden.

From reception hall, door to:

OFFICE/FAMILY ROOM

9'8" (2.95m) x 9'4" (2.84m). A great room to provide a number of uses. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

FIRST FLOOR LANDING

A spacious galleried landing. Thermostat control panel. Access to roof space. Radiator. Airing/linen cupboard with radiator. uPVC double glazed window to front aspect with pleasant outlook over neighbouring grass bank. Door to:

BEDROOM 1

15'6" (4.72m) maximum into wardrobe space x 11'10" (3.61m). Again a light and spacious room. Range of built in wardrobes providing hanging and shelving space. Radiator. uPVC double glazed windows to both front and side aspects with outlook over neighbouring area and beyond. Door to:

ENSUITE SHOWER ROOM

9'10" (3.0m) maximum x 6'6" (1.98m). A modern matching white suite comprising double length tiled shower enclosure with toughened glass shower screen and fitted mains shower unit including separate shower attachment. Wall hung wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Shaver point. Heated ladder towel rail. Inset LED spotlight to ceiling. Extractor fan. Obscure uPVC double glazed window to side aspect.

From first floor landing, door to:

BEDROOM 2

15'2" (4.62m) maximum into wardrobe space x 9'2" (2.79m). Built in triple wardrobe. Radiator. uPVC double glazed window to rear aspect with outlook over neighbouring area and beyond. Door to:

ENSUITE SHOWER ROOM

6'10" (2.08m) x 6'5" (1.96m). A modern matching white suite comprising double length tiled shower enclosure with fitted mains shower unit and toughened glass shower screen. Wall hung wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Heated ladder towel rail. Inset LED spotlight to ceiling. Extractor fan. Shaver point. Obscure uPVC double glazed window to rear aspect.

From first floor landing, door to:

BEDROOM 3

11'10" (3.61m) maximum into wardrobe space x 9'0" (2.74m). Built in triple wardrobe. Radiator. uPVC double glazed window to rear aspect with outlook over neighbouring area and beyond.

From first floor landing, door to:

BEDROOM 4

11'6" (3.51m) into wardrobe space x 9'10" (3.0m). Radiator. Large built in double wardrobe. uPVC double glazed window to rear aspect with outlook over neighbouring area and beyond.

From first floor landing, door to:

BATHROOM

8'6" (2.59m) x 6'2" (1.88m). A modern matching white suite comprising panelled bath with modern style mixer tap, fitted mains shower unit over, toughened glass shower screen and tiled splashback. Wall hung wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Heated ladder towel rail. Shaver point. Extractor fan. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to front aspect.

OUTSIDE

The property benefits from occupying a fabulous end plot site with beautifully kept and well maintained lawned garden which extends to the side elevation. Shrub beds well stocked with a variety of maturing shrubs, plants and flowers. Attractive brick paved private driveway including turning area providing ample parking. Pathway leads to the front door.

DOUBLE GARAGE

17'4" (5.28m) x 16'6" (5.03m). With electronically operated up and over door. Power and light. Electric consumer unit. Water tap. To the side of the garage is a PodPoint EV charging point. Internal door to reception hall.

To the left side elevation of the garage is a pathway and side gate in turn providing access to the rear garden which enjoys a southerly aspect whilst consisting of an attractive raised paved patio with two awnings. Outside light. Power point and water tap. Concealed storage shed. Timber framed pergola with dividing steps lead down to a shaped area of lawn. Maturing conifers provide additional screening. The rear garden is enclosed to all sides.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric

Heating: District heating

Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Mining: No risk from mining

Council Tax: Band E (East Devon)

DIRECTIONS

Proceeding out of Exeter through Pinhoe continue on the road towards West Clyst and at the traffic light junction turn left into Hawkins Road. Continue down and at the roundabout turn right, again a continuation of Hawkins Road, and proceed straight ahead taking the left hand turning in Manley Meadow, continue to the top of this road and at the 'T' junction turn left. The property in question will be found at the end of the cul-de-sac.

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 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.

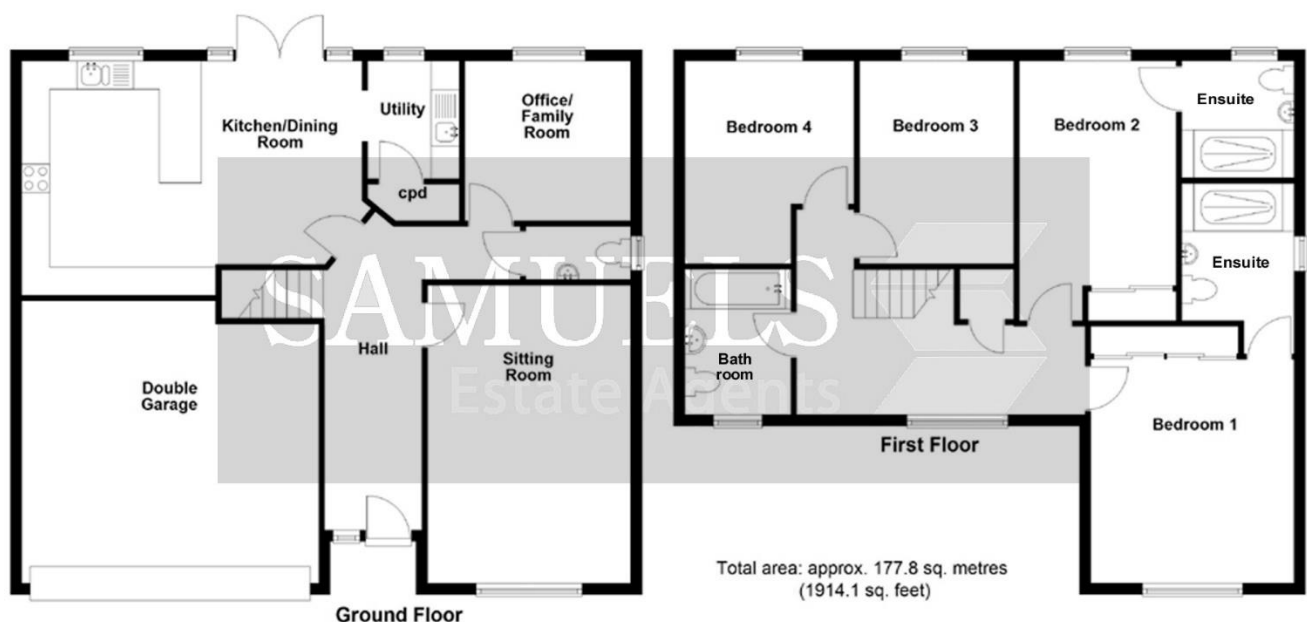
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1025/AV





Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		