



**34 COAKER ROAD  
WESTCLYST  
NEAR EXETER  
EX1 3BH**



**£390,000 FREEHOLD**



**A deceptively spacious and stylish three storey semi detached family home presented in superb decorative order throughout. Three good size bedrooms. Master bedroom incorporating dressing area and ensuite shower room. Modern first floor family bathroom. Entrance hall. Sitting room. Light and spacious modern kitchen/dining room. Utility room. Cloakroom. District heating. uPVC double glazing. Private driveway providing parking for approximately two/three vehicles. Good size garage. Enclosed rear garden enjoying westerly aspect. Popular residential development providing good access to local amenities, popular schools and major link roads. Viewing highly recommended.**

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

Canopy entrance. Courtesy light. Composite front door, with inset obscure double glazed panel, leads to:

### **RECEPTION HALL**

Radiator. Electric consumer unit. Smoke alarm. Stairs rising to first floor. Door to:

### **SITTING ROOM**

14'6" (4.42m) x 11'10" (3.61m). Two radiators. Telephone point. Television aerial point. Deep walk in understair storage cupboard. Double power points. Cloak hanging space. Lead effect uPVC double glazed window to front aspect. Door to:

### **KITCHEN/DINING ROOM**

12'8" (3.86m) x 12'0" (3.66m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Concealed lighting. Wood effect work surfaces with matching splashback. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted electric double oven/grill. Four ring electric hob with stainless steel splashback and filter/extractor hood over. Integrated upright fridge freezer. Integrated dishwasher. Space for table and chairs. Radiator. uPVC double glazed double opening doors, with matching full height side windows, providing access and outlook to rear garden. Doorway opens to:

### **UTILITY ROOM**

Fitted wood effect work surface with matching splashback and base cupboard. Plumbing and space for washing machine. Wall mounted concealed heat exchanger. Radiator. 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. Radiator. Extractor fan.

### **FIRST FLOOR LANDING**

Smoke alarm. Door to:

### **BEDROOM 2**

15'6" (4.72m) maximum reducing to 11'8" (3.56m) x 10'6" (3.20m). Radiator. Deep built in cupboard/wardrobe with hanging rail. Two lead effect uPVC double glazed windows to front aspect with outlook over neighbouring area and beyond.

From first floor landing, door to:

### **BEDROOM 3**

13'0" (3.96m) maximum reducing to 9'10" (3.0m) x 8'6" (2.59m). Radiator. Built in cupboard/wardrobe with hanging rail. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BATHROOM**

9'0" (2.74m) x 6'8" (2.03m). A modern matching white suite comprising panelled bath with modern style mixer tap including shower attachment and tiled splashback. Low level WC. Wall hung wash hand basin with modern style mixer tap and tiled splashback. Tiled shower enclosure with fitted main shower unit. Heated ladder towel rail. Shaver point. Extractor fan. Obscure uPVC double glazed window to rear aspect.

From first floor landing, door to:

### **INNER LANDING**

Radiator. Stairs lead to:

## **SECOND FLOOR**

### **BEDROOM 1**

22'5" (6.83m) x 12'8" (3.86m) maximum. A fabulous light and spacious room incorporating and dressing area. Two radiators. Range of built in wardrobes with mirror fronted doors providing hanging and shelving space. Additional cupboard/wardrobe with hanging rails. Access to roof void. Three double glazed Velux style windows to side aspect with outlook over neighbouring area and beyond. Lead effect uPVC double glazed window to front aspect again with outlook over neighbouring and beyond. Door to:

### **ENSUITE SHOWER ROOM**

10'0" (3.05m) x 4'10" (1.47m). A modern matching white suite comprising good size tiled shower enclosure with fitted mains shower unit. Wall hung wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Radiator. Extractor fan. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to rear aspect.

## **OUTSIDE**

To the front of the property is a maturing hedgerow. Pathway and steps lead to the front door. To the left side elevation is a private driveway providing parking for approximately three vehicles in turn providing access to:

## **GARAGE**

19'4" (5.89m) x 10'4" (3.15m). A good size garage. Power and light. Pitch roof providing additional storage space. Up and over door providing vehicle access.

From the driveway a side gate leads to the rear garden, which is a particular feature of the property, enjoying a westerly aspect whilst consisting of an attractive paved patio with water tap. Retaining wall with dividing steps leading to a raised shaped area of lawn. Outside lighting. Further paved patio set to the rear of the garage. The rear garden is enclosed to all sides.

## **TENURE**

Freehold

## **MATERIAL INFORMATION**

Construction Type: To be confirmed

Mains: - Water, drainage, electric

Heating: District heating

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

Mobile: Outdoors – EE, Three, O2 and Vodafone voice and data 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 D (Exeter)

**DIRECTIONS**

From Exeter continue through Pinhoe towards Westclyst. At the traffic light junction turn right into Coaker Road, at the crossroads turn right again a continuation into Coaker Road, proceed along and the property in question will be found on the right 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 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/0325/8886/AV**



Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		