



**24 MILBURY FARM MEADOW  
EXMINSTER  
NEAR EXETER  
EX6 8FG**

PROOF COPY

Signed \_\_\_\_\_

Date: \_\_\_\_\_



**£290,000 FREEHOLD**



A stylish end terrace family home located within this popular village location on the outskirts of Exeter providing good access to local amenities and major link roads. Presented in good decorative order throughout. Three bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Ground floor cloakroom. Modern kitchen/dining room open plan to light and spacious sitting room. Gas central heating. uPVC double glazing. Enclosed easy to maintain rear garden with rear access to private allocated parking for two vehicles. No chain. Viewing recommended.

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

Canopy entrance with courtesy light. Front door, with inset obscure double glazed panel, leads to:

### **RECEPTION HALL**

Radiator. Cloak hanging space. Smoke alarm. Telephone point. Thermostat control panel. Door to:

### **CLOAKROOM**

A modern matching white suite comprising low level WC. Wash hand basin with modern style mixer tap and tiled splashback. Radiator. Extractor fan. Obscure uPVC double glazed window to front aspect.

From reception hall, door to:

### **KITCHEN/DINING ROOM**

16'0" (4.88m) maximum x 12'8" (3.86m) maximum reducing to 8'8" (2.64m). Fitted with a range of matching gloss fronted base, drawer and eye level cupboards. Wood effect roll edge work surfaces with matching splashback. 1½ bowl sink unit with single drainer and mixer tap. Fitted electric oven. Four ring gas hob with stainless steel splashback and filter/extractor hood over. Plumbing and space for washing machine. Integrated dishwasher. Integrated upright fridge/freezer. Wall mounted concealed boiler serving central heating and hot water supply. Radiator. Space for table and chairs. uPVC double glazed window to front aspect. Open plan to:

### **SITTING ROOM**

15'6" (4.72m) x 10'8" (3.25m) excluding stair recess. Radiator. Television aerial point. Smoke alarm. Stairs rising to first floor. 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**

Radiator. Access to roof space. Smoke alarm. Thermostat control panel. Door to:

### **BEDROOM 1**

13'0" (3.96m) x 8'10" (2.69m). Radiator. Television aerial point. uPVC double glazed window to front aspect. Door to:

### **ENSUITE SHOWER ROOM**

A matching white suite comprising tiled shower enclosure with fitted mains shower unit. Wash hand basin set in vanity unit with cupboard space beneath and modern style mixer tap. Low level WC. Part tiled walls. Shaver point. Heated ladder towel rail. Extractor fan.

From first floor landing, door to:

### **BEDROOM 2**

10'8" (3.25m) x 8'2" (2.49m). Radiator. uPVC double glazed window to rear aspect.

From first floor landing, door to:

### **BEDROOM 3**

7'4" (2.24m) x 7'2" (2.18m). Radiator. uPVC double glazed window to rear aspect.

### **BATHROOM**

9'2" (2.79m) maximum x 6'6" (1.98m). A modern matching white suite comprising panelled bath with modern style mixer tap, fitted mains shower unit over, folding glass shower screen and tiled splashback. Low level WC. Wash hand basin with modern style mixer tap. Part tiled walls. Heated ladder towel rail. Shaver point. Extractor fan. Airing cupboard, with fitted shelf, housing hot water tank. Two obscure uPVC double glazed windows to front aspect.

### **OUTSIDE**

To the front of the property is an area of garden laid to decorative pebble/stone chippings for ease of maintenance with shrub bed. Dividing pathway leads to the front door. The rear garden consists of a paved patio leading to a section of garden laid to artificial turf for ease of maintenance. Timber shed. Enclosed to all sides whilst a rear gate provides pedestrian access to two allocated parking spaces.

### **TENURE**

FREEHOLD

### **SERVICE/MAINTENANCE CHARGE**

We await confirmation from our client of the current charges for maintenance of communal areas.

### **MATERIAL INFORMATION**

Construction Type: To be confirmed

Mains: - Water, drainage, electric, gas

Heating: Gas central 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 C (Teignbridge)

### **DIRECTIONS**

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout and take the 3rd exit left down into Bridge Road. Continue down to the roundabout bearing left onto Sannerville Way and proceed along taking the 1st right signposted 'Exminster' and continue under the motorway bridge to the brow of the hill turning left into Milbury Farm. At the 'T' junction turn left and the property in question will be found a short way along 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 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.

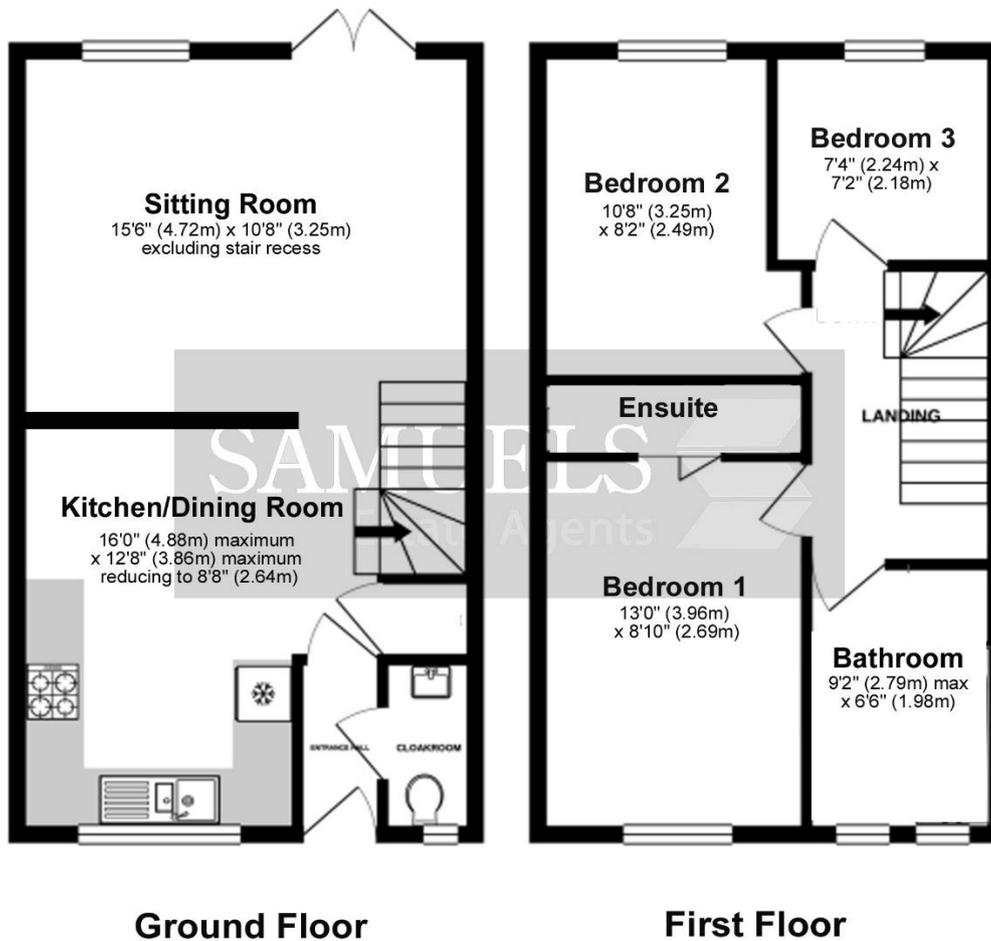
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0226/9146/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		