

**9 BROWNLEES
EXMINSTER
NEAR EXETER
EX6 8SW**



£260,000 FREEHOLD



A well appointed modern end link house occupying a delightful position within close proximity to local village amenities. Presented in superb decorative order throughout. Two bedrooms. First floor modern shower room. Entrance vestibule. Sitting room. Modern kitchen/dining room. Gas central heating. uPVC double glazing. Good size enclosed garden with detached studio/office room. Private parking for two vehicles. Popular village on the outskirts of Exeter providing good access to major link roads. A great first time buy/investment purchase. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Access to front door with courtesy light and integral storage cupboard. Part obscure uPVC double glazed front door leads to:

ENTRANCE VESTIBULE

Cloaks hanging space. Electric consumer unit. Door to:

SITTING ROOM

12'0" (3.66m) x 12'0" (3.66m). Radiator. Telephone point. Television aerial point. Stairs rising to first floor. uPVC double glazed window to side aspect. uPVC double glazed window to rear aspect with outlook over rear garden. Door to:

KITCHEN/DINING ROOM

12'2" (3.71m) x 8'2" (2.49m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces. Fitted electric oven. Four ring gas hob with stainless steel splashback and filter/extractor hood over. Single drainer sink unit with mixer tap. Plumbing and space for washing machine. Space for upright fridge freezer. Space for table and chairs. Wall mounted boiler serving central heating and hot water supply. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed door provides access and outlook to rear garden.

FIRST FLOOR LANDING

Access to roof space. Smoke alarm. uPVC double glazed window to rear aspect with outlook over rear garden. Door to:

BEDROOM 1

12'2" (3.71m) maximum into wardrobe space x 8'2" (2.49m). Large built in double wardrobe providing hanging space and shelving. Additional cupboard/wardrobe. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 2

8'8" (2.64m) x 6'2" (1.88m) excluding door recess. Radiator. Built in cupboard. uPVC double glazed window to side aspect.

From first floor landing, door to:

SHOWER ROOM

A refitted modern matching white suite comprising good size tiled shower enclosure with fitted mains shower unit including separate shower attachment. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC. Part tiled walls. Fitted mirror. Heated ladder towel rail. Extractor fan. Obscure uPVC double glazed window to side aspect.

OUTSIDE

To the rear of the property is a delightful enclosed garden mostly laid to decorative stone chippings for ease of maintenance. Raised flower/shrub beds. Attractive paved patio with timber framed pergola. To the lower end of the garden is a detached:

STUDIO/OFFICE ROOM

12'2" (3.71m) x 9'0" (2.74m). A great room to provide a number of uses. Insulated to the roof and floor. Power and light. Double glazed window and double opening doors providing access and outlook to garden.

The rear garden is enclosed to all sides whilst rear double opening gates provide access to two allocated parking space.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick

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 take the 3rd exit down into Bridge Road and continue over the swing bridge.

At the roundabout bear left onto Sannerville Way and continue along taking the 1st right signposted 'Exminster' and continue into the village, passing the Stowey Arms public house on the left hand side, and take the 1st right into Reddaway Drive then 1st left into Brownlees, the property in question will be found a short way along on the left hand side set back from the 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 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.

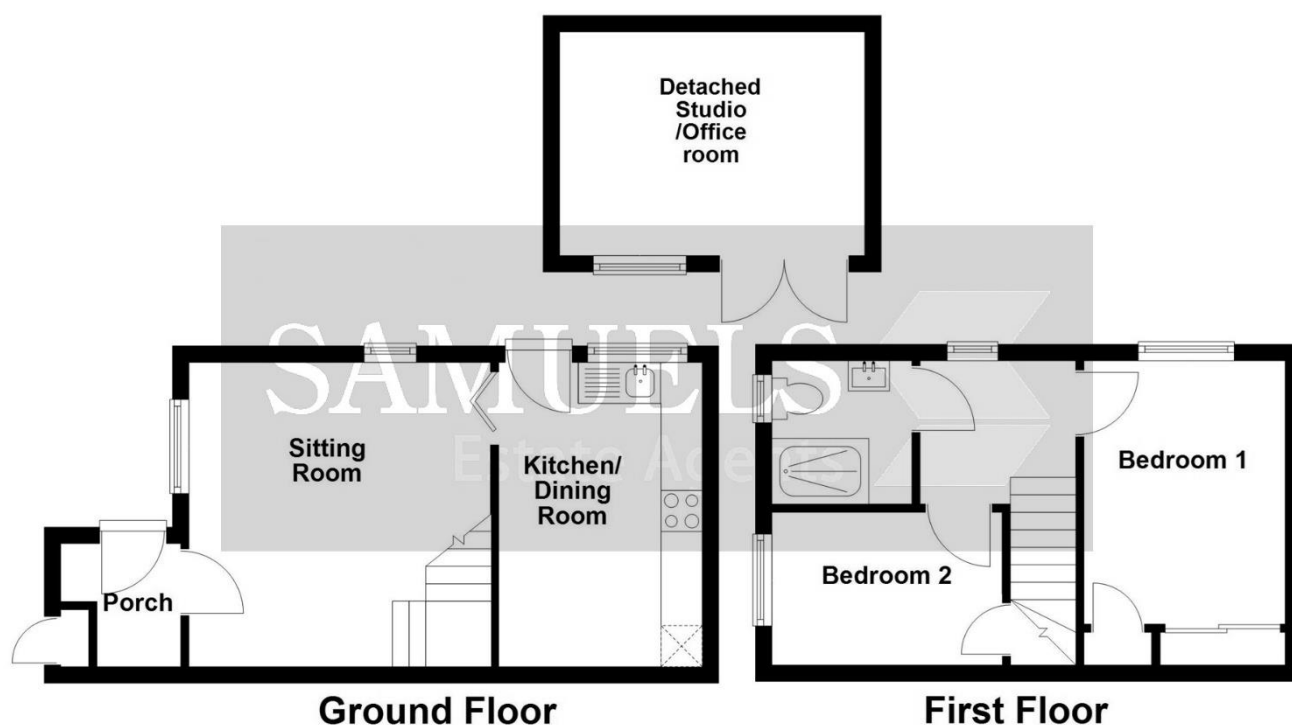
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1025/9079/AV



Ground Floor
Total area: approx. 58.8 sq. metres (632.6 sq. feet)
Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		