



**1 BERRY COTTAGES
EXMINSTER
NEAR EXETER
EX6 8DX**

PROOF COPY



£310,000 FREEHOLD



A fabulous much improved and modernised bay fronted end terraced house offering well proportioned living accommodation. Presented in superb decorative order throughout. Two good size bedrooms. First floor modern bathroom. Entrance vestibule. Sitting room. Separate dining room. Refitted modern kitchen. Utility room. Gas central heating. uPVC double glazing. Delightful enclosed rear garden. Highly convenient position close to local village amenities, major link roads and countryside walks. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part obscure lead effect uPVC double glazed front door leads to:

ENTRANCE VESTIBULE

Cloak hanging space. Laminate wood effect flooring. Doorway opens to:

SITTING ROOM

14'6" (4.42m) into recess x 12'10" (3.91m) maximum into bay. Feature exposed brick chimney breast with fireplace recess and tiled hearth. Radiator. Laminate wood effect flooring. Television aerial point. uPVC double glazed bay window to front aspect. Doorway leads to:

DINING ROOM

12'8" (3.86m) maximum into recess x 11'6" (3.51m). A spacious room. Fireplace recess with wood mantel over and tiled hearth. Radiator. Smoke alarm. Stairs rising to first floor. Understair recess with fitted shelving and inset LED light. uPVC double glazed window to rear aspect. Doorway opens to:

KITCHEN

8'2" (2.49m) x 8'0" (2.44m). A refitted modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Wood work surfaces with tiled splashbacks. Fitted oven. Electric hob with stainless steel splashback and filter/extractor hood over. 1½ bowl sink unit with single drainer and modern style mixer tap. Integrated slimline dishwasher. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden. Part obscure glass panelled door leads to:

UTILITY ROOM

8'6" (2.59m) x 6'10" (2.08m) maximum. Plumbing and space for washing machine. Space for upright fridge freezer. Further appliance space. Double glazed Velux window to pitched ceiling. uPVC double glazed double opening doors providing access and outlook to rear garden.

FIRST FLOOR HALF LANDING

Panelled door leads to:

BATHROOM

8'6" (2.59m) maximum x 7'10" (2.39m) maximum. A spacious refitted modern bathroom comprising 'P' shaped panelled bath with modern style mixer tap including shower attachment and glass shower screen. Wash hand basin with modern style mixer tap. Low level WC. Heated ladder towel rail. Part tiled walls. Exposed wood flooring. Airing/storage cupboard housing boiler serving central heating and hot water supply. Obscure uPVC double glazed window to rear aspect.

FIRST FLOOR FULL LANDING

Smoke alarm. Access to roof space. Panelled door leads to:

BEDROOM 1

14'6" (4.42m) into recess x 11'0" (3.35m). Again a light and spacious room. Two radiators. Ornate cast iron fireplace with fire surround and mantel over. Picture rail. Two uPVC double glazed windows to front aspect.

From first floor full landing, panelled door leads to:

BEDROOM 2

11'5" (3.48m) x 10'2" (3.10m) into recess. Radiator. Fireplace recess with wood mantel over. Picture rail. uPVC double glazed window to rear aspect with outlook over rear garden.

OUTSIDE

To the front of the property is a small area of garden laid to decorative stone chippings for ease of maintenance. Pathway leads to the front door. To the left side elevation is a gravelled pathway in turn providing access to side gate giving access to the rear garden, which is a particular feature of the property, providing a high degree of privacy whilst consisting of a decorative stone chipped and paved patio. Outside light and water tap. Fitted timber seating area. Side steps lead to a neat shaped area of level lawn with surrounding shrub beds. The rear garden is enclosed to all sides.

AGENTS NOTE

We have been advised by our client that to the left side elevation of the property is an area of garden and concrete hardstanding for vehicle. This area is not on the title deeds but has been used by the current and previous vendor for many years. Your legal representative will advise you accordingly.

TENURE FREEHOLD

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout taking the 3rd exit left down into Bridge Road. Continue down to the roundabout bearing left onto Sannerville Way and proceed down this road for approximately 1 mile until reaching the roundabout and take the 3rd exit left into Main Road Exminster. Just before reaching the mini roundabout Berry Cottages 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 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.

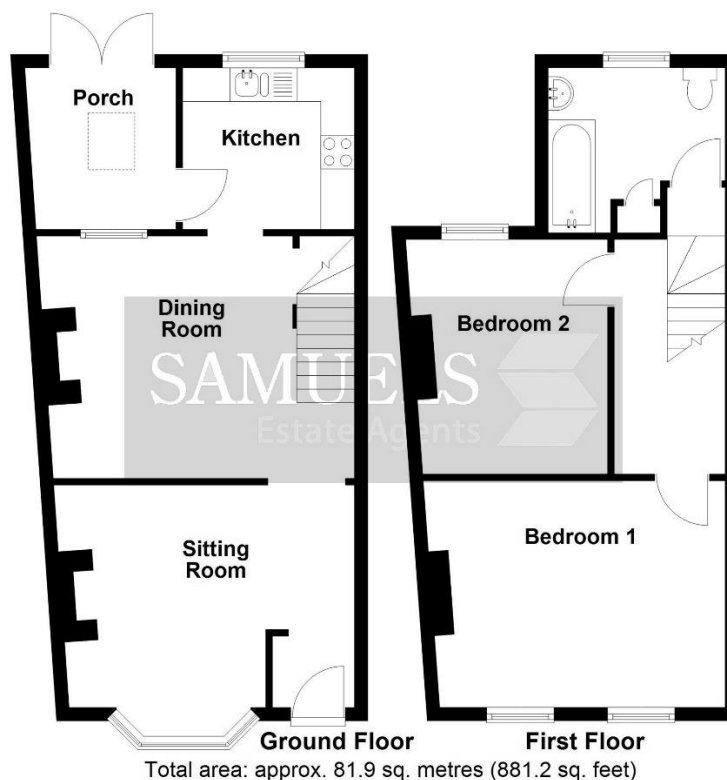
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1223/8543/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		