



**KIPSY COTTAGE
OFF FARMHOUSE RISE
EXMINSTER
NEAR EXETER
EX6 8AT**

PROOF COPY



£450,000 FREEHOLD



A rare opportunity to acquire a fabulous four bedroom semi detached family home occupying a delightful tucked away location whilst convenient to all village amenities. Spacious versatile living accommodation arranged over three floors. Four bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Ground floor cloakroom. Sitting room with wood burning stove. Traditional farmhouse style kitchen/dining room. Private driveway providing ample parking. Front and rear gardens. Lovely views and outlook over neighbouring area, Exe estuary and beyond. Popular village location on the outskirts of Exeter. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Large canopy entrance. Front door with lead effect obscure double glazed glass panels leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Smoke alarm. Understair recess. Door to:

CLOAKROOM

A matching white suite comprising low level WC. Wall hung wash hand basin with tiled splashback. Obscure lead effect double glazed window to front aspect.

From reception hall, door to:

SITTING ROOM

16'2" (4.93m) x 11'0" (3.35m). A spacious room with limestone effect fireplace, raised hearth, inset wood burning stove, fire surround and mantel over. Radiator. Lead effect double glazed window to front aspect with outlook over front garden.

From reception hall, door to:

KITCHEN/DINING ROOM

Kitchen area – 14'5" (4.37m) maximum reducing to 11'2" (3.40m) x 9'0" (2.74m). A traditional farmhouse style kitchen fitted with a range of matching base, drawer and eye level cupboards with concealed lighting. Wood block work surfaces with tiled splashback. Fitted range cooker with double width filter/extractor hood over. Belfast style sink unit, with traditional style mixer tap, set within wood work surface including single drainer. Integrated dishwasher. Integrated upright fridge freezer. Integrated washing machine. Deep larder cupboard with fitted shelving. Inset halogen spotlight to ceiling. Lead effect double glazed window to rear aspect with outlook over rear garden. Feature exposed brick archway opens to:

Dining area – 11'2" (3.40m) x 8'10" (2.69m). Feature vertical radiator. Inset halogen spotlights to ceiling. Lead effect double glazed door, with matching full height side windows, providing access and outlook to rear garden.

FIRST FLOOR LANDING

A spacious landing with smoke alarm. Stairs rising to first floor. Door to:

BEDROOM 1

12'4" (3.76m) x 10'0" (3.05m). Radiator. Lead effect double glazed window to front aspect offering fine outlook over neighbouring area, Exe estuary and beyond. Door leads to:

ENSUITE SHOWER ROOM

A modern matching white suite comprising quadrant tiled shower enclosure with fitted mains shower unit including separate shower attachment. Wash hand basin with modern style mixer tap and tile splashback. Low level WC. Tiled floor. Heated ladder towel rail. Inset halogen spotlights to ceiling. Extractor fan. Obscure lead effect double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

11'2" (3.40m) x 8'8" (2.64m). Radiator. Lead effect double glazed window to rear aspect with outlook over countryside and beyond.

From first floor landing, door to:

BEDROOM 3

9'2" (2.79m) x 8'2" (2.49m) excluding wardrobe space. Radiator. Built in wardrobe with hanging rail and fitted shelving. Built in storage/airing cupboard with fitted shelving also housing boiler serving central heating and hot water supply (installed 2021). Lead effect double glazed window to rear aspect again with outlook over neighbouring countryside and beyond.

From first floor landing, door to:

BATHROOM

A modern matching white suite comprising 'P' shaped panelled bath with modern style mixer tap, fitted mains shower unit over, curved glass shower screen and tiled splashback. Low level WC. Wash hand basin with modern style mixer tap and tiled splashback. Shaver point. Radiator. Tiled floor. Inset halogen spotlights to ceiling. Extractor fan. Obscure lead effect double glazed window to side aspect.

From first floor landing, door leads to:

SECOND FLOOR

BEDROOM 4/STUDIO ROOM

18'2" (5.54m) x 14'8" (4.47m) maximum. A fabulous light and spacious room to provide a number of uses. Radiator. Two access points to eaves/storage space. Smoke alarm. Inset halogen spotlights to ceiling. Access to roof void. Three double glazed Velux style windows to rear aspect. Lead effect double glazed window to front aspect offering fabulous outlook and views over neighbouring area, Exe estuary and beyond.

OUTSIDE

The property is approached via a pillared entrance with timber gate leading to a private gravelled driveway providing parking for numerous vehicles. Lawned gardens either side with a variety of maturing shrubs, plants and trees including mature weeping willow. Directly to the front elevation of the property is a paved patio with outside light and external power point. Access to the front door. To the right side elevation of the property is a large timber shed and gravelled pathway with side gate providing access to the rear garden which enjoys a south westerly aspect and mostly laid to paving for ease of maintenance with raised flower/shrub beds. Outside lighting. Water tap. Additional good size shed. Enclosed to all sides.

**TENURE
FREEHOLD**

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout and take the 3rd exit left down onto Bridge Road. At the next roundabout bear left onto Sannerville Way and proceed along taking the next right signposted 'Exminster' and continue under the motorway bridge then next right into Reddaway Drive, continue around passing Devington Park then next right into Farmhouse Rise. Take the 1st left (Westbank) and continue to the end of this road 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 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.

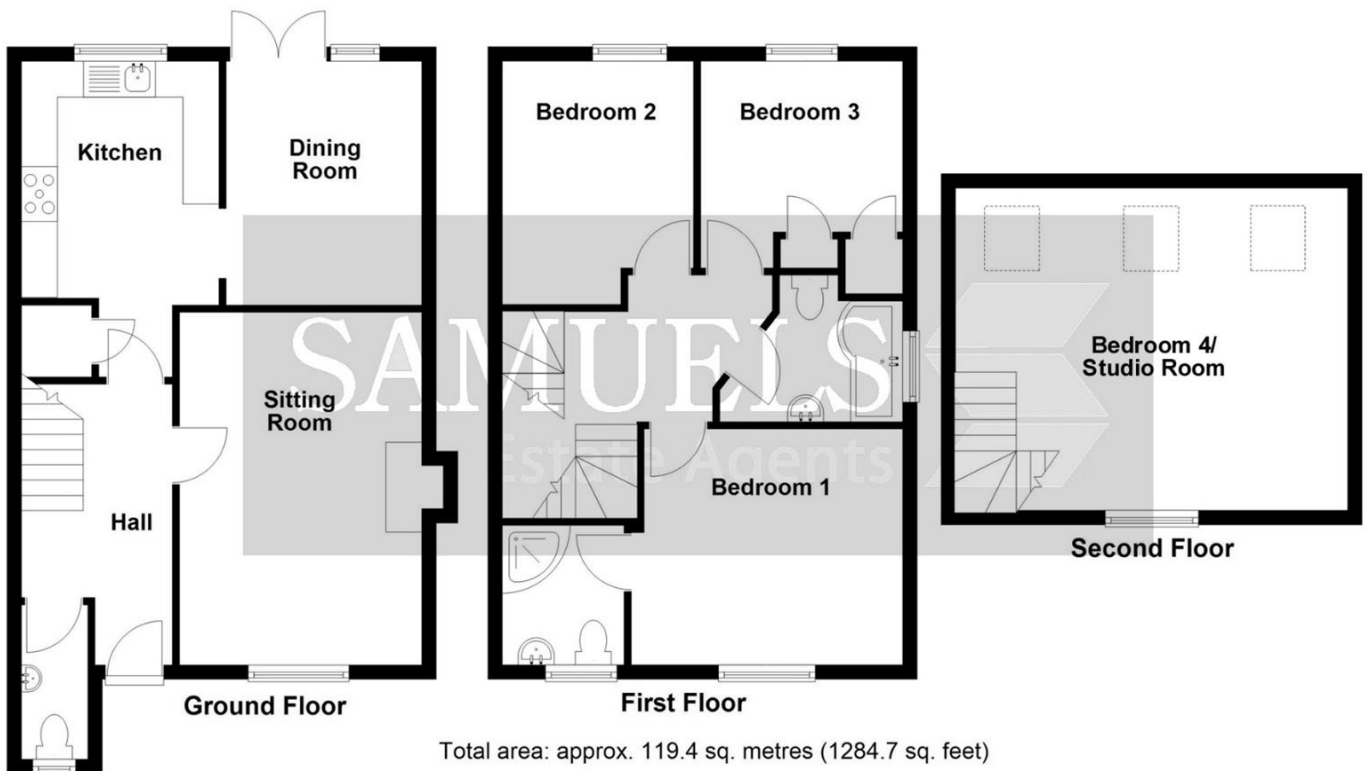
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1023/8510/AV



Floor plan for illustration purposes only – not to scale



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