



**14 WILLIS DRIVE
WEST CLYST
EXETER
EX1 4AF**



£500,000 FREEHOLD



An opportunity to acquire a stunning Redrow built detached family home (Leamington lifestyle) occupying a fabulous cul-de-sac position within this sought after residential development. Three double bedrooms. Master bedroom with ensuite bathroom and walk-in wardrobe. Ensuite shower rooms to both guest bedrooms. Reception hall. Well proportioned sitting room. Ground floor cloakroom. Light and spacious open plan kitchen/dining/family room. Utility room. Double width driveway. Detached garage. Beautifully kept and well maintained enclosed landscaped rear garden. Convenient position providing great access to local amenities, popular schools and major link roads. Presented in superb decorative order throughout. A great family home. Viewing highly recommended.

The Leamington lifestyle design takes luxury living to a whole new level by taking the space of a four bedroom home and sharing it out amongst three, each with their own ensuite create a superior home of the very highest standard.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Covered entrance with courtesy light. Attractive composite front door, with inset obscure double glazed panel, leads to:

RECEPTION HALL

Stairs rising to first floor. Radiator. Smoke alarm. Storage cupboard with fitted shelf and hanging space. Thermostat control panel. Door to:

CLOAKROOM

A spacious cloakroom with modern matching white suite comprising low level WC. Wall hung wash hand basin with modern style mixer tap. Radiator. Extractor fan. Inset LED spotlight to ceiling. Feature obscure lead effect uPVC double glazed porthole window to front aspect.

From reception hall, door to:

SITTING ROOM

17'8" (5.38m) into bay x 11'10" (3.61m). A well proportioned room with limestone effect fireplace, raised hearth, inset living flame effect electric fire and mantel over. Radiator. Television aerial point. Telephone point. Lead effect uPVC double glazed window to front aspect.

From reception hall, door to:

KITCHEN/DINING/FAMILY ROOM

25'0" (7.62m) x 12'6" (3.81m). An impressive light and spacious open plan room
Kitchen/Dining Area – A modern kitchen fitted with a range of matching base, drawer and eye level cupboards with concealed lighting. Wood grain effect work surfaces with matching splashback. 1½ bowl single drainer sink unit with modern style mixer tap. Fitted electric AEG double oven/grill. Fitted AEG induction hob with stainless steel splashback with filter/extractor hood over. Integrated dishwasher. Integrated upright fridge freezer. Additional double width larder cupboard with three drawers beneath. Inset LED spotlights to ceiling. Radiator. Deep understair storage cupboard. uPVC double glazed window to rear aspect with outlook over rear garden. Open plan to:

Family Room – Radiator. Inset LED spotlights to ceiling. uPVC double glazed bi-folding doors providing access and outlook to rear garden.

From kitchen/dining area, door to:

UTILITY ROOM

5'10" (1.78m) x 5'10" (1.78m). Single drainer sink unit with modern style mixer tap and base cupboard under. Plumbing and space for washing machine. Further appliance space. Radiator. Inset LED spotlights to ceiling. Extractor fan. Wall mounted concealed heat exchanger. Composite door, with inset obscure double glazed panel, leads to driveway.

FIRST FLOOR LANDING

Radiator. Access to roof space. Smoke alarm. Door to:

BEDROOM 1

13'5" (4.09m) excluding door recess x 11'10" (3.61m). Again a light and spacious room. Radiator. Lead effect uPVC double glazed bay window to front aspect with outlook over neighbouring area and beyond. Door to:

WALK IN WARDROBE

8'4" (2.54m) x 5'4" (1.63m). Inset LED lighting. Fitted shelving and hanging rails.

From bedroom 1, door to:

ENSUITE BATHROOM

13'0" (3.96m) maximum reducing to 9'0" (2.74m) x 7'10" (2.39m) excluding shower depth. An impressive modern matching white suite comprising panelled bath with modern style mixer tap and tiled splashback. Low level WC. Wall hung wash hand basin with modern style mixer tap and drawer space beneath. Fitted mirror. Deep walk in shower enclosure with fitted overhead shower unit. Tiled wall surround with toughened glass shower screen. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Deep storage cupboard with fitted shelving and inset LED light. Lead effect obscure uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

11'5" (3.48m) into recess x 11'4" (3.45m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area and countryside beyond. Door to:

ENSUITE SHOWER ROOM

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. Large fitted mirror. Low level WC. Shaver point. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to rear aspect.

From first floor landing, door to:

BEDROOM 3

13'4" (4.06m) into recess x 9'2" (2.79m). Radiator. uPVC double glazed window to rear aspect again with fine outlook over rear garden, neighbouring area and countryside beyond. Door to:

ENSUITE SHOWER ROOM

A modern matching white suite comprising tiled shower enclosure with fitted mains shower unit. Wall hung wash hand basin with modern style mixer tap. Large fitted mirror. Low level WC. Shaver point. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to side aspect.

OUTSIDE

To the front of the property is an area of garden mostly laid to decorative stone chippings with a variety of maturing shrubs, plants and trees. Dividing pathway leads to the front door. To the side elevation is an attractive double width private driveway part of which provides access to:

DETACHED SINGLE GARAGE

18'10" (5.74m) x 9'8" (2.95m). Electronically operated up and over door providing vehicle access. Pitched roof. Power and light.

From the driveway a side gate leads to the rear garden, which is a particular feature of the property, enjoying a southerly aspect and having been beautifully landscaped by the present vendors. An attractive paved patio with timber framed pergola, outside light, water tap and six external power points.

Wide central dividing steps lead down to the lower end of the garden which again consists of decorative stone chippings for ease of maintenance with inset flowers and shrubs including Palms. Feature triangular shaped raised fish pond. Additional attractive paved patio with timber pergola. To the left side elevation of the property is a further area of garden laid to decorative stone chippings providing a useful storage area. The rear garden is enclosed to all sides.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric

Heating: District heating

Mobile: Indoors – Current data can be found on the Ofcom website

Mobile: Outdoors – Current data can be found on the Ofcom website

Broadband: Current data can be found on the Ofcom website

Flood Risk: River & sea – Very low risk, Surface water – Very Low risk

Mining: No risk from mining

Council Tax: Band E (East Devon)

AGENTS NOTE

We have been advised there is a management set up to look after and maintain all communal areas of the development. The charge is £125 plus VAT per annum.

DIRECTIONS

Proceeding out of Exeter through Pinhoe continue on the road towards West Clyst and at the traffic light junction turn left into Hawkins Road. Continue down and at the roundabout turn right, again a continuation of Hawkins Road, and proceed straight ahead taking the left hand turning in Manley Meadow. Proceed along taking the 2nd right into Willis Drive where 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.

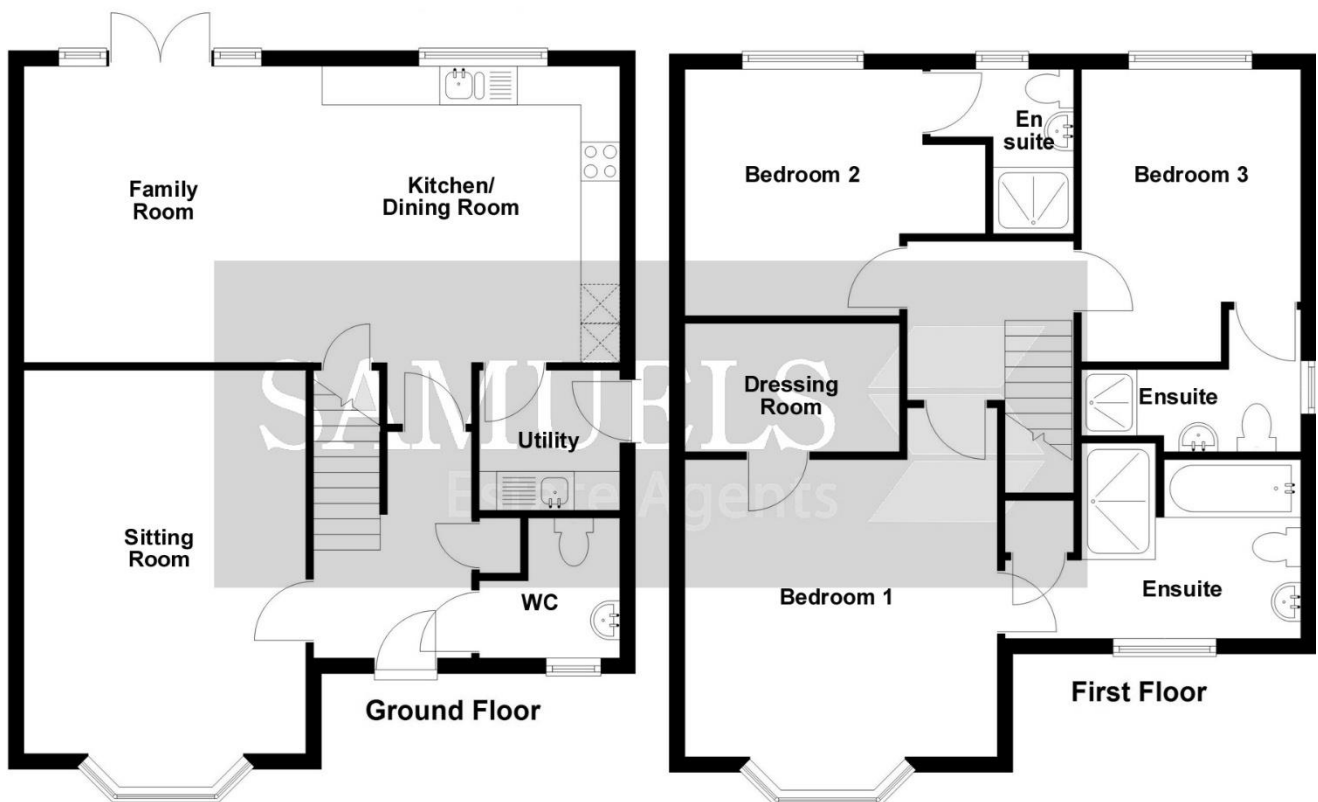
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0725/AV



Total area: approx. 128.8 sq. metres (1386.7 sq. feet)
Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		