



**THE LAURELS  
2A WALNUT CLOSE  
EXMINSTER  
NEAR EXETER  
EX6 8SZ**

PROOF COPY



**£450,000 FREEHOLD**



**A stylish much improved and extended detached family home occupying a delightful cul-de-sac position within close proximity to local village amenities. Good decorative order throughout. Four/five bedrooms. Ensuite shower room to master bedroom. Modern family bathroom. Light and spacious open plan lounge/dining room. Modern kitchen/breakfast room. Utility room. Ground floor office/family room/bedroom five. Ground floor cloakroom. Gas central heating. uPVC double glazing. Private driveway. Garage. Enclosed rear garden. A great family home. Viewing highly recommended.**

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

Composite front door, with inset obscure double glazed panel, leads to:

### **RECEPTION HALL**

Quality vinyl flooring. Radiator. Stairs rising to first floor. Door to:

### **CLOAKROOM**

A modern suite comprising low level WC with concealed cistern. Feature circular shape wash hand basin, with modern style mixer tap, set on vanity unit with drawer space beneath. Radiator. Inset LED spotlights to ceiling. Electric consumer unit. Obscure uPVC double glazed window to front aspect.

From reception hall, glass paned door leads to:

### **LOUNGE/DINING ROOM**

24'2" (7.37m) excluding bay 15'0" (4.57m) maximum reducing to 11'8" (3.56m). A light and spacious open plan room with quality vinyl flooring. Radiator. Television aerial point. Telephone point. Deep understair storage cupboard. uPVC double glazed bay window to front aspect. uPVC double glazed window to rear aspect with outlook over rear garden. Glass paned double opening doors lead to:

### **KITCHEN/BREAKFAST ROOM**

15'0" (4.57m) maximum x 14'8" (4.47m) maximum. Again a fabulous light and spacious room. Modern kitchen fitted with a range of matching gloss fronted base, drawer and eye level cupboards. Wood block work surfaces incorporating breakfast bar with tiled splashbacks. 1½ bowl sink unit with singled drainer and modern style mixer tap. Space for range cooker with double width filter/extractor hood over. integrated upright fridge freezer. Integrated dishwasher. Pull out larder cupboard. Upright storage cupboard. Radiator. Wall mounted boiler serving central heating and hot water supply. Inset LED spotlights to ceiling. Access to roof void. uPVC double glazed windows and double opening doors providing access and outlook to rear garden. Door to:

### **UTILITY ROOM**

7'2" (2.18m) x 5'2" (1.57m). Fitted wood block work surface. Plumbing and space for washing machine. Further appliance space. Cloak hanging space. Inset LED spotlight to ceiling. Oak wood door leads to:

### **OFFICE/FAMILY ROOM/BEDROOM FIVE**

12'2" (3.71m) x 7'2" (2.18m). A room to provide a number of uses. Radiator. Inset LED spotlights to ceiling. uPVC double glazed door, with matching side panel, providing access and outlook to rear garden.

### **FIRST FLOOR LANDING**

Access to roof space. Smoke alarm. Airing/linen cupboard with fitted shelving. uPVC double glazed window to side aspect with outlook over neighbouring area and beyond. Door to:

### **BEDROOM 1**

12'6" (3.81m) excluding wardrobe space x 9'8" (2.95m). Radiator. Built in double wardrobe with mirror fronted doors. Two uPVC double glazed windows to front aspect. Door to:

### **ENSUITE SHOWER ROOM**

Comprising quadrant tiled shower enclosure with fitted mains shower unit. Low level WC. Wall hung wash hand basin. Tiled wall surround. Fitted mirror. Tiled floor. Heated ladder towel rail. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to side aspect.

From first floor landing, door to:

### **BEDROOM 2**

11'10" (3.61m) x 8'0" (2.44m). Radiator. uPVC double glazed window to front aspect with outlook over neighbouring area and beyond.

From first floor landing, door to:

### **BEDROOM 3**

8'8" (2.64m) x 7'8" (2.30m). Radiator. uPVC double glazed window to rear aspect with outlook over neighbouring area.

From first floor landing, door to:

### **BEDROOM 4**

8'10" (2.69m) x 6'4" (1.93m). Radiator. uPVC double glazed window to rear aspect with outlook over neighbouring area.

From first floor landing, door to:

### **BATHROOM**

8'4" (2.54m) x 7'4" (2.54m). A luxury modern matching white suite comprising free standing bath with modern style mixer tap including separate shower attachment. Low level WC with concealed cistern. Toughened glass shower enclosure with fitted mains shower unit including separate shower attachment. Wash hand basin, with modern style mixer tap, set in vanity unit with drawer space beneath. Heated ladder towel rail. uPVC double glazed window to rear aspect.

### **OUTSIDE**

To the front of the property is an area of garden laid to decorative stone chippings and paving for ease of maintenance. A private drive leads to a half car port providing parking for one vehicle in turn providing access to:

### **GARAGE**

19'8" (5.99m) x 8'4" (2.54m). Up and over door providing vehicle access. Power and light. Obscure uPVC double glazed window to side aspect.

To the left side elevation of the property is a side gate and pathway in turn providing access to the rear garden which consists of a paved patio leading to a neat shaped area of lawn with timber shed. The rear garden is enclosed to all sides.

**TENURE**

Freehold

**MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas Central Heating

Mobile: Indoors – EE, Three, O2 and Vodafone limited : Outdoors – EE, Three, O2 and Vodafone likely

Broadband: Standard, Superfast & Ultrafast available.

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

Mining: No risk from mining

Council Tax: Band E

**DIRECTIONS**

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout taking the 3<sup>rd</sup> exit left down into Bridge Road. At the next roundabout bear left onto Sannerville Way and continue along taking the right hand turning signposted 'Exminster' and continue into the village, passing The Stowey Arms public house, and take the 1<sup>st</sup> right into Reddaway Drive. Continue along taking the 1<sup>st</sup> right into Walnut Close.

**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 on 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 surveyors 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.

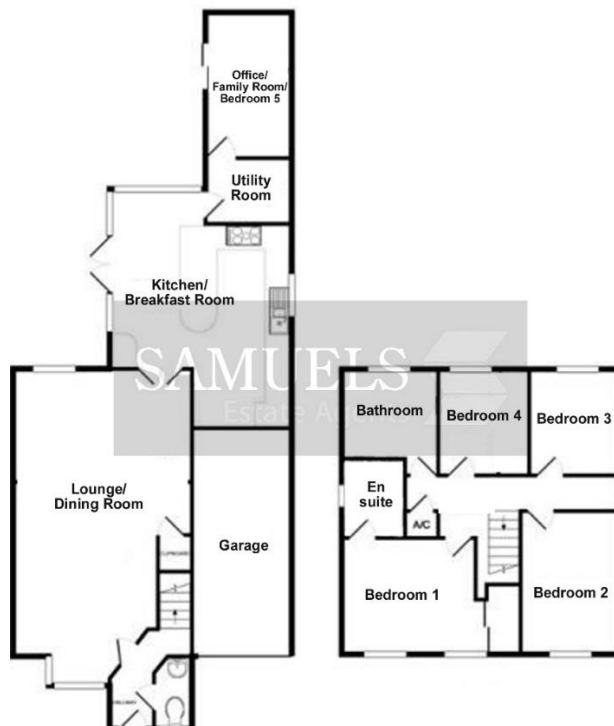
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

**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/1024/8774/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	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		