



**29 MILLER WAY
EXMINSTER
NEAR EXETER
EX6 8TH**

PROOF COPY



OFFERS IN EXCESS OF £400,000 FREEHOLD



A fabulous modern detached family home positioned within this highly desirable residential location with fine outlook and views over neighbouring Devington Park. Presented in superb decorative order throughout. Three good size bedrooms. Ensuite shower room to master bedroom. Family bathroom. Spacious sitting room. Separate dining room/office. Kitchen. Ground floor cloakroom. Large quality uPVC double glazed conservatory/dining room. Private driveway. Garage. Delightful enclosed rear garden enjoying a high degree of privacy and southerly aspect. Convenient position providing good access to local amenities and major link roads. Fully owned solar panel system with battery back up providing greatly reduced energy costs. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part obscure uPVC double glazed front door leads to:

ENTRANCE VESTIBULE

Decorative tiled floor. Radiator. cloak hanging space. uPVC double glazed window to front aspect. Door leads to:

CLOAKROOM

A modern matching white suite comprising low level WC. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath and tiled splashback. Decorative tiled floor. Radiator. Electric consumer unit. Obscure uPVC double glazed window to front aspect.

From entrance vestibule open to:

RECEPTION HALL

Cloak hanging space. Stairs rising to first floor. Smoke alarm. Door to:

SITTING ROOM

18'2" (5.54m) x 11'0" (3.35m). A light and spacious room. Two radiators. Television aerial point. Door to kitchen. uPVC double glazed window to front aspect. uPVC double glazed sliding door leads to:

CONSERVATORY/DINING ROOM

17'6" (5.33m) maximum x 8'10" (2.69m) maximum. A spacious quality conservatory with dwarf wall. Power and light. Tiled floor. Electric wall heater. uPVC double glazed windows and double opening doors providing access and outlook to rear garden. Pitched double glazed heat reflective glass roof. Additional uPVC double glazed door providing access to side elevation.

From reception hall, door to:

DINING ROOM/OFFICE

10'2" (3.10m) x 9'2" (2.79m). Radiator. uPVC double glazed window to front aspect with outlook over front garden. Doorway opens to:

KITCHEN

13'6" (4.11m) x 8'6" (2.59m) maximum. Fitted with a range of matching base, drawer and eye level cupboards. Granite effect roll edge work surfaces with tiled splashback. 1½ bowl sink unit with single drainer and mixer tap. Fitted electric double oven/grill. Electric hob with filter/extractor hood over. Plumbing and space for washing machine. Plumbing and space for dishwasher. Recess for upright fridge freezer. 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. Linen/storage cupboard with fitted shelving also housing boiler serving central heating and hot water supply. uPVC double glazed window to rear aspect with pleasant outlook over rear garden and neighbouring Devington Park. Door to:

BEDROOM 1

13'6" (4.11m) maximum reducing to 10'0" (3.05m) x 11'8" (3.56m). Radiator. Deep wardrobe with hanging rail and fitted shelving. uPVC double glazed window to front aspect. Door leads to:

ENSUITE SHOWER ROOM

A refitted modern matching white suite comprising tiled shower enclosure with fitted mains shower unit. Low level WC. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Decorative tiled floor. Heated ladder towel rail. Extractor fan. Obscure uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

11'2" (3.40m) x 8'10" (2.69m) excluding door recess. Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 3

9'0" (2.74m) x 8'0" (2.44m). Radiator. Deep built in wardrobe with hanging rail and fitted shelving. uPVC double glazed window to rear aspect with pleasant outlook over rear garden and neighbouring Devington Park.

From first floor landing, door to:

BATHROOM

7'0" (2.13m) x 6'0" (1.83m). A matching white suite comprising 'P' shaped panelled bath with modern style mixer tap, fitted mains shower unit over and curved glass shower screen. Low level WC. Wash hand basin with mixer tap. Tiled wall surround. Radiator. Extractor fan. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

Directly to the front of the property is a good size private driveway leading to:

DETACHED GARAGE

16'10" (5.13m) x 8'2" (2.49m). Pitched roof providing additional storage space. Power and light. Up and over door providing vehicle access. uPVC door provides access to rear garden.

To the right side of the driveway to the front of the house is a shaped area of lawn with shrub bed. Further area of garden laid out decorative stone chippings for ease of maintenance. Access to front door with courtesy light. Between the garage and property is a side gate in turn providing access to the rear garden, which is a particular feature of the property, enjoying a southerly aspect whilst consisting of a paved patio leading to a good size shaped area of lawn. Timber shed. Further paved patio with external power points and water tap. Surrounding shrub beds well stocked with a variety of maturing shrubs, plants and bushes. The rear garden is enclosed to all sides by means of timber panelled fencing and attractive brick walling.

**TENURE
FREEHOLD**

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout taking the 3rd exit down onto Bridge Road. Continue over the swing bridge and at the next roundabout bear left onto Sannerville Way and continue along taking the 1st right signposted 'Exminster'. Proceed along, under the motorway bridge, and take the 1st right into Reddaway Drive and continue around taking the next right into Miller Way and the property in question will be found on the left 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.

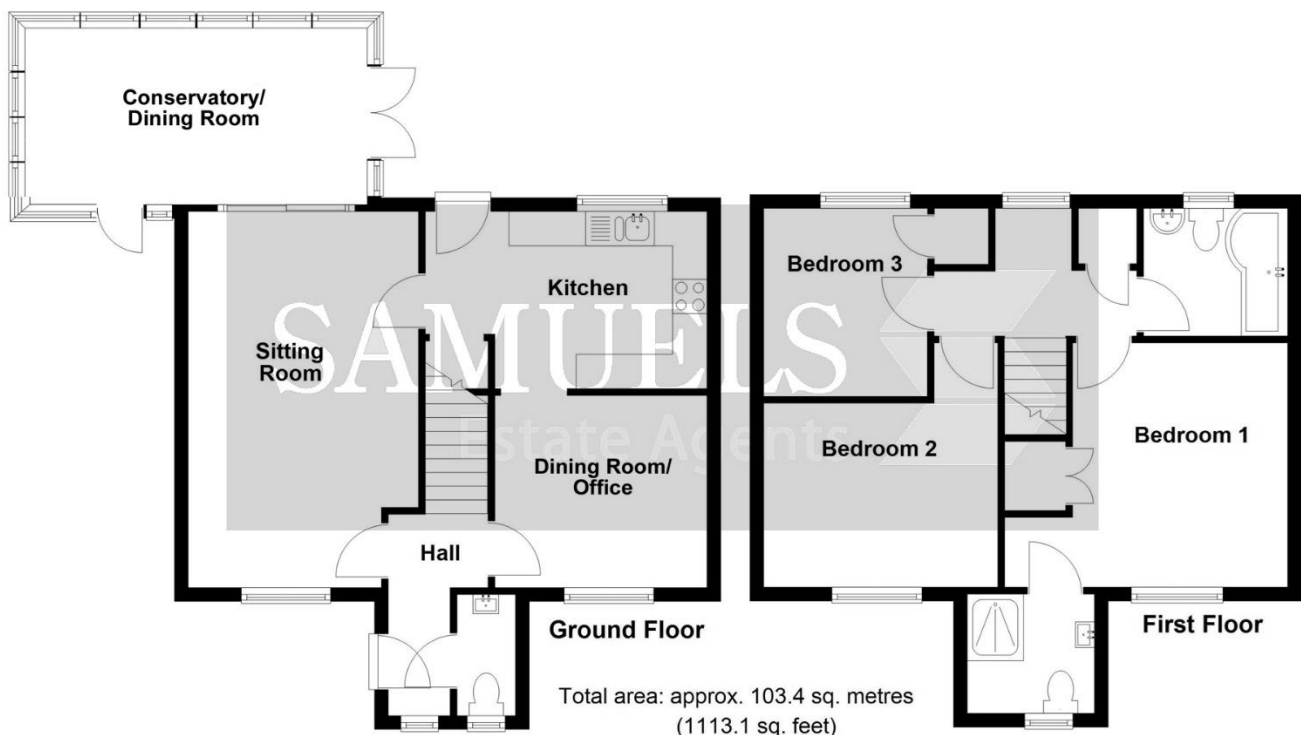
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1123/8529/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	90 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		