



**7 BARDON WALK
BISHOPS COURT
EXETER
EX2 7PP**

PROOF COPY



£475,000 FREEHOLD



A beautifully presented extended Redrow built detached family home occupying a delightful cul-de-sac position within this highly sought after residential development convenient to railway station, major link roads and Sandy Park/David Lloyd. Four double bedrooms. Ensuite shower room to master bedroom. Family bathroom. Large entrance vestibule. Reception hall. Ground floor cloakroom. Sitting room. Light and spacious kitchen/dining/family room. Private driveway providing parking for approximately two vehicles. Good size detached garage. Enclosed easy to maintain rear garden enjoying southerly aspect. A great family home. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

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

ENTRANCE VESTIBULE

7'6" (2.29m) x 5'2" (1.57m). A spacious lobby area with attractive tiled flooring. Feature vertical radiator. Cloak hanging space. Pitched ceiling. Angled uPVC double glazed window to front aspect. Glass paned internal door leads to:

RECEPTION HALL

Quality vinyl flooring. Stairs rising to first floor. Smoke alarm. Understair storage cupboard. Thermostat control panel. uPVC double glazed window to side aspect. Door to:

CLOAKROOM

A modern matching white suite comprising low level WC. Wall hung wash hand basin with modern style mixer tap and tiled splashback. Quality vinyl flooring. Radiator. Electric consumer unit. Extractor fan. Inset LED spotlights to ceiling. Cloak hanging space.

From reception hall, glass panelled door leads to:

SITTING ROOM

16'6" (5.03m) x 11'2" (3.40m). A spacious room with quality vinyl flooring. Radiator. Television aerial point. Telephone point. uPVC double glazed window to front aspect.

From reception hall, glass panelled door leads to:

KITCHEN/DINING/FAMILY ROOM

19'2" (5.84m) x 12'10" (3.91m) excluding door recess. An impressive light and spacious room with fitted with a range of matching base, drawer and eye level cupboards. Granite effect work surfaces with tiled splashback. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted double oven/grill. Four ring gas hob with stainless steel splashback and filter/extractor hood over. Integrated upright fridge freezer. Integrated dishwasher. Larder cupboard with three drawers beneath. Inset LED spotlights to ceiling. Radiator. Ample space for table and chairs. Quality vinyl flooring. Utility cupboard with fitted shelving and Plumbing and space for washing machine. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed double opening doors, with matching full height side windows, providing access and outlook to rear garden.

FIRST FLOOR LANDING

Access to roof space. Radiator. Airing cupboard housing hot water cylinder and boiler serving central heating and hot water supply. Door to:

BEDROOM 1

12'10" (3.91m) x 10'2" (3.10m) maximum. Two built in double wardrobes. Radiator. uPVC double glazed window to front aspect. Door to:

ENSUITE SHOWER ROOM

A modern matching white suite comprising good size tiled shower enclosure with fitted mains shower unit. Feature wash hand basin, with modern style mixer, set on vanity unit with drawer space beneath and tiled splashback. Low level WC. Attractive tiled flooring. Heated ladder towel rail. Shaver point. Extractor fan. 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 9'4" (2.84m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 3

9'8" (2.95m) x 8'4" (2.54m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 4

8'8" (2.64m) x 7'2" (2.18m) excluding door recess. Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BATHROOM

A modern matching white suite comprising panelled bath with modern style mixer tap, fitted mains shower unit over and glass shower screen. Wall hung wash hand basin with modern style mixer tap. Fitted mirror. Low level WC. Heated ladder towel rail. Extractor fan. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to side aspect.

OUTSIDE

Directly to the front of the property is an area of lawned garden with neat hedgerow. Dividing pathway leads to the front door with courtesy light. To the right side elevation is a private driveway providing parking for approximately two vehicles with water tap and external power points, in turn providing access to:

DETACHED GARAGE

20'0" (6.10m) x 10'10" (3.30m). A good size garage with power and light. Pitched roof providing additional storage space. Range of built in timber shelving and storage.

The rear garden is a particular feature of the property enjoying a southerly aspect whilst consisting of an attractive paved patio leading to a raised area of garden mostly laid to artificial turf for ease of maintenance. To the top of the garden is a timber framed covered patio area ideal for entertaining. To the left side elevation of the property is an area laid to decorative stone chippings with water tap and timber shed providing additional storage space. The rear garden is enclosed to all sides whilst a side gate provides access to driveway.

**TENURE
FREEHOLD**

DIRECTIONS

From Middlemoor roundabout take the turning onto Honiton Road and continue down, under the railway bridge, and at the next set of traffic lights opposite the park and ride turn right into Apple Lane and continue to the roundabout taking the 1st exit left onto Bishops Court/Bishops Way and take the 1st left into Bardon Walk. The property in question will be found at the end of the cul-de-sac 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.

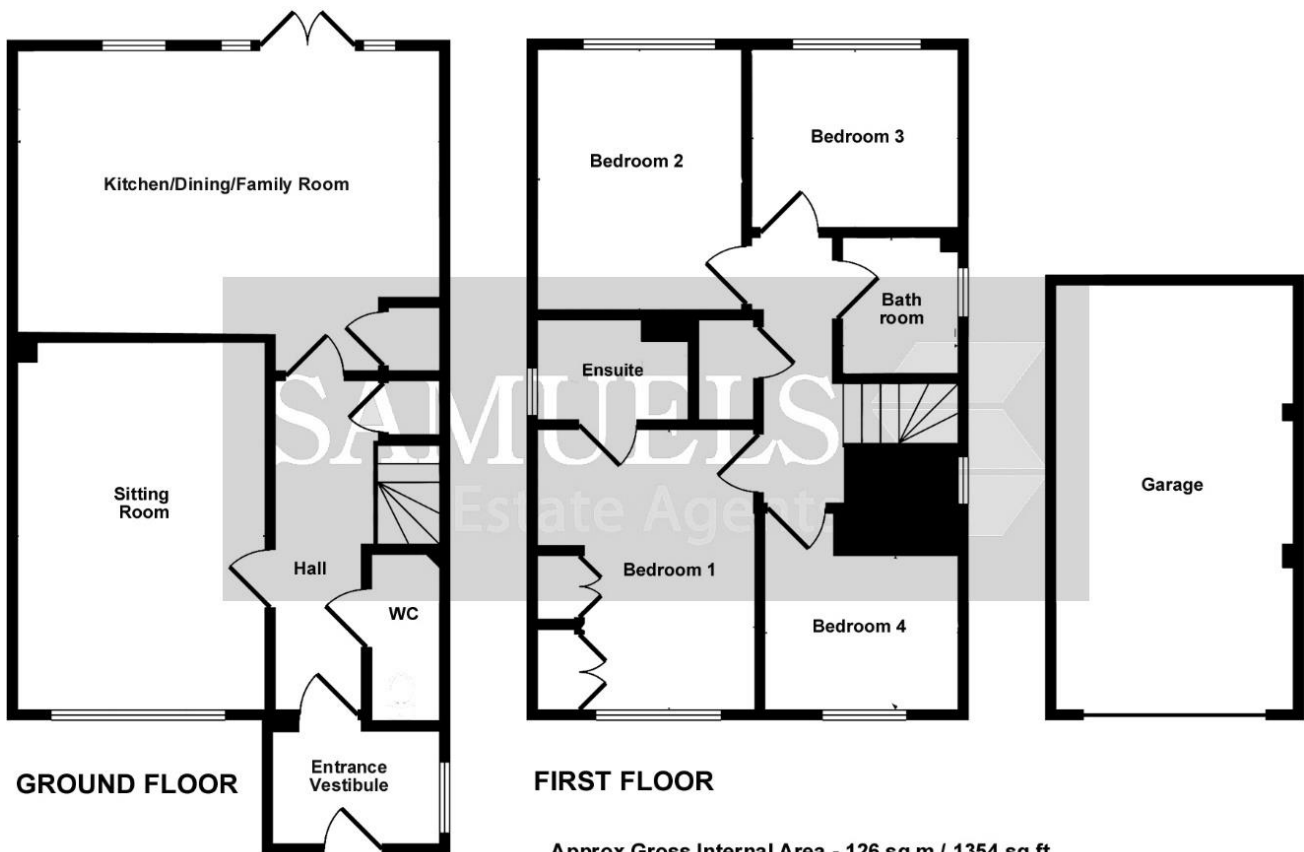
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0124/8561/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		