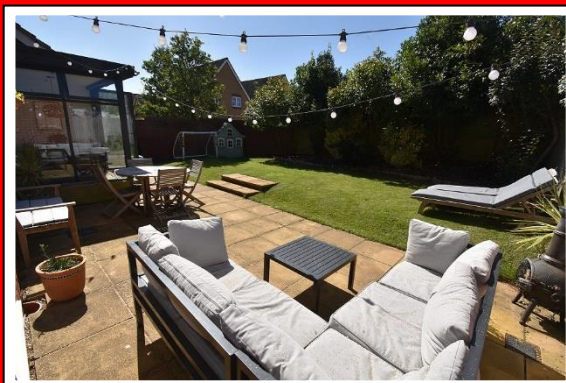




**29 LIBERTY WAY
THE FAIRWAYS
EXETER
EX2 7AS**



£525,000 FREEHOLD



A fabulous extended modern detached family home built by the national developer Charles Church. Presented in superb decorative order throughout whilst situated within this highly popular residential development providing good access to local amenities, major link roads and a short walk to newcourt railway station. Four bedrooms. Refitted ensuite shower room/wet room to master bedroom. Spacious family bathroom. Reception hall. Ground floor cloakroom. Sitting room. Impressive modern kitchen/dining room/family room. Spacious ground floor study/playroom/bedroom 5. Gas central heating. uPVC double glazing. Private driveway. Good size garage. Enclosed rear garden enjoying south westerly aspect. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Arched covered entrance with inset LED lighting. Composite front door, with inset obscure double glazed panel, leads to:

RECEPTION HALL

An impressive open plan hallway with full height ceiling. Engineered oak wood flooring. Stairs rising to first floor. Radiator. Telephone point. Cloak hanging space. Smoke alarm. Inset LED spotlights to ceiling. Thermostat control panel. Deep understair storage cupboard. Glass paned double opening doors lead to:

SITTING ROOM

16'8" (5.08m) x 11'4" (3.45m). Two radiators. Television aerial point. Gas point for fire. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed double opening French doors providing access and outlook to rear garden.

From reception hall, door to:

CLOAKROOM

A modern matching white suite comprising low level WC. Wash hand basin. Tiled floor. Radiator. Half height decorative tiled walled surround. Extractor fan. Obscure uPVC double glazed window to side aspect.

From reception hall, door to:

STUDY/PLAYROOM/BEDROOM 5

11'0" (3.35m) x 9'0" (2.74m). Radiator. Telephone point. uPVC double glazed window to front aspect.

From reception hall, glass paned double opening doors lead to:

KITCHEN/BREAKFAST ROOM/FAMILY ROOM

34'0" (10.36m) x 11'0" (3.35m). An impressive light and spacious room with quality fitted modern kitchen consisting of an extensive range of matching base, drawer and eye level cupboards with concealed lighting. 1½ bowl sink unit with single drainer and modern style mixer tap. Marble effect work surface with decorative tiled splashbacks. Built in twin ovens. Central island with marble effect work surface. Five ring gas hob. Wine cooler. Space for double width fridge freezer. Integrated dishwasher. Wood block work top incorporating breakfast bar. Two radiators. Inset LED spotlights to ceiling. Door to garage. Engineered oak wood flooring. uPVC double glazed window to front aspect. Full height aluminium double glazed windows and bi-folding doors with electronically operated blinds. Doors and windows provide access and outlook to rear garden.

FIRST FLOOR LANDING

A spacious landing. Smoke alarm. Access to roof space. Inset LED spotlight to ceiling. uPVC double glazed window to front aspect. Airing cupboard, with fitted shelf, housing hot water tank. Door to:

BEDROOM 1

12'0" (3.66m) x 11'2" (3.40m). Radiator. Telephone point. Television aerial point. uPVC double glazed window to front aspect with fine outlook over neighbouring area and countryside beyond. Door leads to:

ENSUITE SHOWER ROOM/WET ROOM

A recently installed quality modern suite comprising double width tiled shower enclosure with toughened glass shower screen. Feature circular bowl sink unit set on vanity unit. Low level WC with concealed cistern. Tiled floor. Part tiled walls. Extractor fan. Heated towel rail. Obscure uPVC double glazed window to side aspect.

From first floor landing, door to:

BEDROOM 2

15'4" (4.67m) maximum into recess x 9'0" (2.74m). Radiator. uPVC double glazed window to front aspect again offering fine outlook over neighbouring area and countryside beyond.

From first floor landing, door to:

BEDROOM 3

10'10" (3.30m) x 9'2" (2.79m) maximum. 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 8'5" (2.57m) maximum. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BATHROOM

9'4" (2.84m) x 7'0" (2.13m). Excluding door recess. A modern matching white suite comprising panelled bath with mixer tap, fitted mains shower unit, glass shower screen and decorative tiled splashback. Low level WC. Feature circular bowl wash hand basin set on vanity unit with cupboard space beneath. Half height decorative tiled wall surround. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is an area of garden, mostly laid to decorative stone chippings for ease of maintenance, with steel railing enclosure. Gate and pathway leads to the front door. To the left side elevation is a driveway providing parking with additional area laid to decorative stone chippings for ease of maintenance. Access to:

GARAGE

19'0" (5.79m) x 9'8" (2.95m). A good size garage with power and light. Plumbing and space for washing machine. Pitched roof providing additional storage space. Roller front door providing vehicle access. Side courtesy door to property. Rear courtesy door providing access to the rear garden.

The rear garden is a particular feature of the property and enjoys a south westerly aspect whilst consisting of a good size paved patio, outside light and water tap. Neat section of lawn. Shrub bed well stocked with a variety of maturing shrubs, plants and bushes. The rear garden is enclosed to all sides.

TENURE FREEHOLD

DIRECTIONS

From M5 J30 take the A376 and continue along passing Sandy Park and continue straight ahead. Just before the 2nd set of traffic lights turn left into Newcourt Way and continue over the roundabout and proceed straight ahead then take the left hand turning into Liberty Way. Continue to the top of this road where the property in question will be found on the right hand side.

VIEWING

Strictly by appointment with the Vendors Agents.

SAMUELS ESTATE AGENTS, 38 LONGBROOK STREET, EXETER, EX4 6AE

TELEPHONE 01392 494999 : EMAIL: info@samuelsagents.co.uk

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.

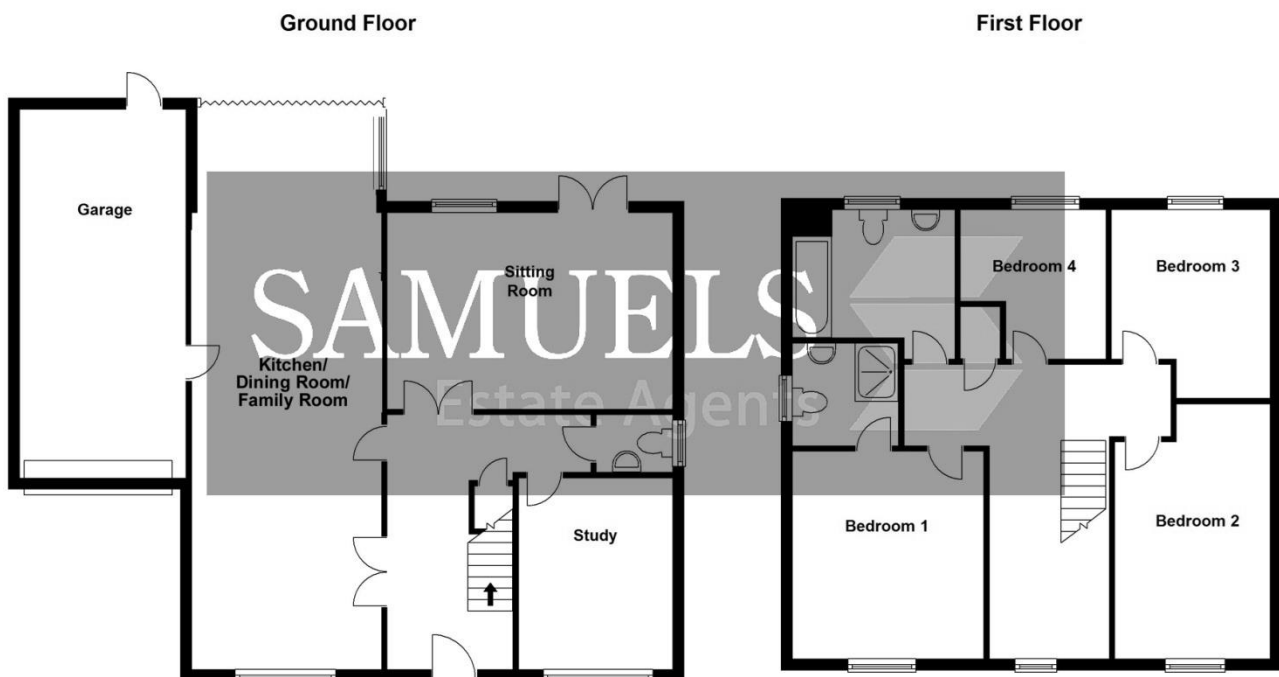
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0923/8484/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	79 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		