

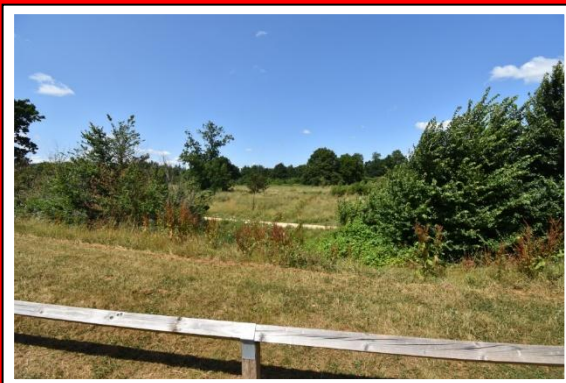


**5 FORD WAY  
TITHEBARN  
EXETER  
EX1 3ZT**

PROOF COPY



**OFFERS IN EXCESS OF £475,000 FREEHOLD**



A well proportioned detached family home occupying a fabulous position with fine outlook and views over neighbouring protected country park and beyond. Presented in superb decorative order throughout. Four good size double bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Ground floor cloakroom. Sitting room. Well proportioned modern kitchen/dining/family room. Utility room. Ground floor study/playroom. Private driveway. Good size garage. Enclosed rear garden enjoying southerly aspect. A great family home. Viewing highly recommended.

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

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

### **RECEPTION HALL**

A spacious hallway. Radiator. Stairs rising to first floor. Thermostat control panel. Smoke alarm. Storage cupboard with fitted shelving. Door to:

### **SITTING ROOM**

16'6" (5.03m) x 11'0" (3.35m). Two radiators. Door to kitchen/dining/family room. uPVC double glazed window to front aspect with pleasant outlook over neighbouring protected country park.

From reception hall, door to:

### **STUDY/PLAYROOM**

7'6" (2.29m) x 7'0" (2.13m). Radiator. Telephone point. uPVC double glazed window to front aspect again with pleasant outlook over neighbouring protected country park.

From reception hall, door to:

### **CLOAKROOM**

A modern matching white suite comprising low level WC. Wash hand basin with modern style mixer tap and tiled splashback. Radiator. Extractor fan. Reception hall. Door to:

### **KITCHEN/DINING/FAMILY ROOM**

26'8" (8.13m) x 10'2" (3.10m) reducing to 8'8" (2.64m) dining end. A fabulous light and spacious room with a modern fitted kitchen comprising a range of gloss fronted base, drawer and eye level cupboards. Granite effect work surfaces with matching splashback. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted oven. Four ring induction hob with glass splashback and filter/extractor hood over. Integrated upright fridge freezer. Integrated dishwasher. Two radiators. Television aerial point. Ample space for table and chairs, sofa etc. Understair storage cupboard. Two uPVC double glazed windows 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. Door to:

### **UTILITY ROOM**

5'4" (1.63m) x 5'2" (1.57m). Matching the kitchen units. Comprising two base cupboards. Integrated washing machine. Wall mounted concealed heat exchanger. Granite effect worktop with matching splashback. Electric consumer unit. Radiator. Extractor fan. Composite door, with obscure double glazed panel, provides access to side elevation driveway.

### **FIRST FLOOR LANDING**

Radiator. Access to roof space. Smoke alarm. Double width linen cupboard with fitted shelving. Door to:

### **BEDROOM 1**

12'10" (3.91m) x 11'8" (3.56m). Again a light and spacious room. Radiator. Obscure uPVC double glazed window to side aspect. Telephone point. Television aerial point. Two uPVC double glazed windows to front aspect offering fine outlook over neighbouring protected country park and beyond. Door leads to:

### **ENSUITE SHOWER ROOM**

A modern matching white suite comprising good size tiled shower enclosure with fitted mains shower unit. Wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Radiator. Extractor fan. Shaver point.

From first floor landing, door to:

### **BEDROOM 2**

14'2" (4.32m) maximum x 9'8" (2.95m) excluding wardrobe space. Radiator. Built in wardrobe. uPVC double glazed window to front aspect again offering fine outlook over neighbouring protected country park and beyond.

From first floor landing, door to:

### **BEDROOM 3**

11'0" (3.35m) x 9'4" (2.84m) maximum. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BEDROOM 4**

10'4" (3.15m) x 9'8" (2.95m) maximum. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BATHROOM**

7'0" (2.13m) x 5'6" (1.68m). A modern matching white suite comprising panelled bath with modern style mixer tap, fitted main shower unit, folding glass shower screen and tiled splashback. Wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Radiator. Extractor fan. Obscure uPVC double glazed window to rear aspect.

### **OUTSIDE**

To the front of property is an area of open plan lawn with shrub bed. Dividing pathway leads to the front door with courtesy light. To the right side elevation is a private driveway providing access to:

### **GOOD SIZE SINGLE GARAGE**

Between the garage and property is a pathway and side gate in turn providing access to the rear garden which enjoys a southerly aspect whilst consists of a paved patio with outside lighting and water tap. Good size shaped area of lawn with surrounding flower/shrub beds. Maturing hedgerow. The rear garden is enclosed to all sides.

### **TENURE FREEHOLD**

### MAINTENANCE CHARGE

We have been advised there is a charge of £170 per annum for the maintenance of all communal areas.

### MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric

Heating: District

Mobile: Indoors – EE, Three, O2 and Vodafone voice & data likely

Mobile: Outdoors – EE and Three data & voice limited, O2 voice likely & data limited, Vodafone voice & data likely

Broadband: Standard & Ultrafast available.

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

Mining: No risk from mining

Council Tax: Band E

### DIRECTIONS

Proceeding out of Exeter along Pinhoe Road continue to the traffic light junction by Sainsburys and bear left. Take the right hand lane to the next set of traffic lights and proceed straight ahead into Cumberland Way. At the roundabout bear left onto Tithebarn Way and continue on this road for approximately ½ mile taking the left hand turning into Stone Barton Road and continue almost to the bottom of this road taking the left hand turning into Buckle Rise then 1<sup>st</sup> right and continue around into Ford Way where the property in question will be found a short way long 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.

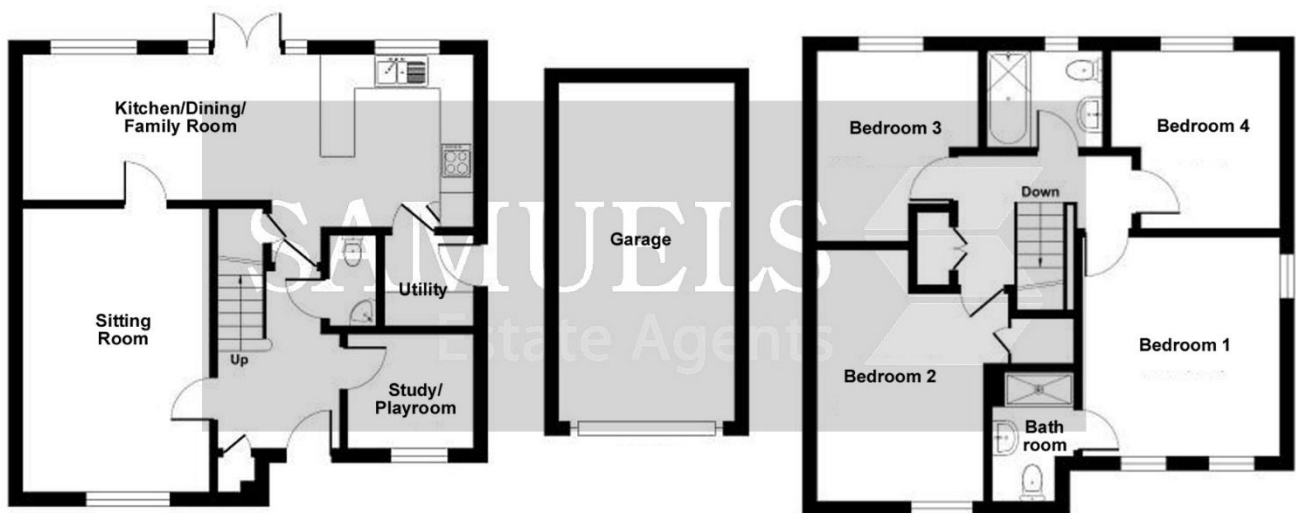
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

### 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/0723/8448AV



Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		