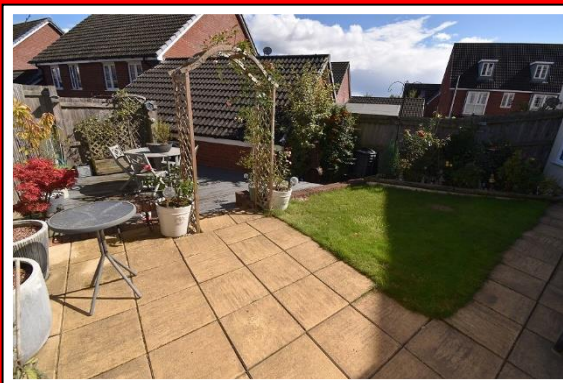




**43 SAND GROVE  
NEWCOURT  
EXETER  
EX2 7SF**



**OFFERS IN EXCESS OF £365,000 FREEHOLD**



**A deceptively spacious and stylish family home situated within this highly sought after residential development providing good access to local amenities, Newcourt railway station and major link roads. Well presented living accommodation arranged over three floors. Three good size bedrooms. Dressing room and ensuite shower room to master bedroom. Family bathroom/ensuite. Reception hall. Ground floor cloakroom. Modern kitchen/breakfast room. Lounge/dining room. Sitting room/family room. Private driveway. Good size garage. Delightful enclosed rear garden. 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**

Radiator. Smoke alarm. Stairs rising to first floor. Telephone point. 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. Electric consumer unit.

From reception hall, door to:

### **KITCHEN/BREAKFAST ROOM**

12'10" (3.91m) x 6'2" (1.88m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards with concealed lighting. Granite effect roll edge work surfaces with matching splashback. Fitted AEG electric oven. Induction hob with stainless steel splashback and filter/extractor hood over. 1½ bowl sink unit with single drainer and modern style mixer tap. Integrated washing machine. Integrated dishwasher. Integrated upright fridge freezer. Wall mounted boiler serving central heating and hot water supply. Breakfast bar. Radiator. uPVC double glazed window to front aspect with pleasant outlook over neighbouring green.

From reception hall, door to:

### **LOUNGE/DINING ROOM**

15'4" (4.67m) excluding door recess x 13'4" (4.06m) maximum. A spacious room. Two radiators. Television aerial point. Deep understair storage cupboard. uPVC double glazed window to side aspect. Large square opening to:

### **SITTING ROOM**

13'0" (3.96m) maximum x 11'4" (3.45m) maximum. A fabulous light and spacious room. Pitched ceiling with inset double glazed glass panels. Power and light. Television aerial point. Inset LED lighting. uPVC double glazed windows and door providing access and outlook to rear garden.

### **FIRST FLOOR LANDING**

Radiator. Smoke alarm. Stairs rising to second floor. Door to:

### **BEDROOM 3**

13'4" (4.06m) x 11'2" (3.40m) maximum reducing to 9'2" (2.79m). Radiator. Two uPVC double glazed windows to front aspect with pleasant outlook over neighbouring green.

From first floor landing, door to:

### **BEDROOM 2**

13'4" (4.06m) x 9'10" (3.0m). Radiator. Two uPVC double glazed windows to rear aspect with outlook over rear garden. Door to:

### **ENSUITE BATHROOM/FAMILY BATHROOM**

7'0" (2.13m) x 5'8" (1.73m). With Jack and Jill doors (one of which leads to first floor landing). A modern matching white suite comprising panelled bath with modern style mixer tap, fitted mains shower unit, glass shower screen and tiled splashback. Wash hand basin with modern style mixer tap. Low level WC. Extractor fan. Radiator. Obscure uPVC double glazed window to side aspect.

### **SECOND FLOOR LANDING**

Radiator. Smoke alarm. Door to:

### **BEDROOM 1**

19'0" (5.79m) x 13'4" (4.06m) maximum reducing to 9'0" (2.74m). A fabulous light and spacious room. Radiator. Television aerial point. Telephone point. Deep storage cupboard/wardrobe. Two uPVC double glazed windows to rear aspect offering fine outlook over neighbouring area and beyond. Opening to:

### **DRESSING ROOM**

9'0" (2.74m) x 6'0" (1.83m). Radiator. Airing cupboard, with fitted shelf, housing lagged hot water cylinder. uPVC double glazed window to front aspect with pleasant outlook over neighbouring green and area beyond. Door to:

### **ENSUITE SHOWER ROOM**

9'0" (2.74m) x 7'2" (2.18m) maximum. A modern matching white suite comprising double width tiled shower enclosure with fitted mains shower unit. Wash hand basin with modern style mixer tap and tiled splashback. Radiator. Low level WC. Extractor fan. Obscure uPVC double glazed window to front aspect.

### **OUTSIDE**

The property benefits from occupying a corner plot site with gardens to three sides. To the front of the property is a shrub bed stocked with a variety of maturing shrubs, plants and flowers. Gate and pathway lead to the front door with courtesy light.

To the left side elevation is a further area of garden laid to decorative stone chippings for ease of maintenance with raised planters and neat hedgerow. To the left side of the garden is a private driveway providing parking in turn providing access to:

### **GARAGE**

19'10" (6.05m) x 9'6" (2.90m). With power and light. Up and over door providing vehicle access. Part obscure uPVC double glazed door to rear garden.

Between the property and garage is a dividing pathway with side gate leading to the rear garden, which is a particular feature of the property, consisting of an attractive paved patio. Shaped area of lawn. Raised flower/shrub beds. To the lower end of the garden is a raised timber decked terrace. The rear garden has outside lighting and water tap. Enclosed to all sides.

### **TENURE**

Freehold

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas Central Heating

Mobile: Indoors: EE limited, Three none, O2 and Vodafone likely - Outdoors – EE, Three, O2 and Vodafone likely  
Broadband: Standard, Superfast & Ultrafast available.  
Flood Risk: River & sea – Very low risk, Surface water – Very Low Risk  
Mining: No risk from mining  
Council Tax: Band D

**DIRECTIONS**

From M5 (J30) take the A369 signposted 'Exminster' and continue along passing Sandy Park (Exeter Chief's rugby ground). At the traffic light junction turn left and proceed straight ahead and over the mini roundabout and continue straight down taking the 1<sup>st</sup> left into Sand Grove where the property in question will be found a short way along 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 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.

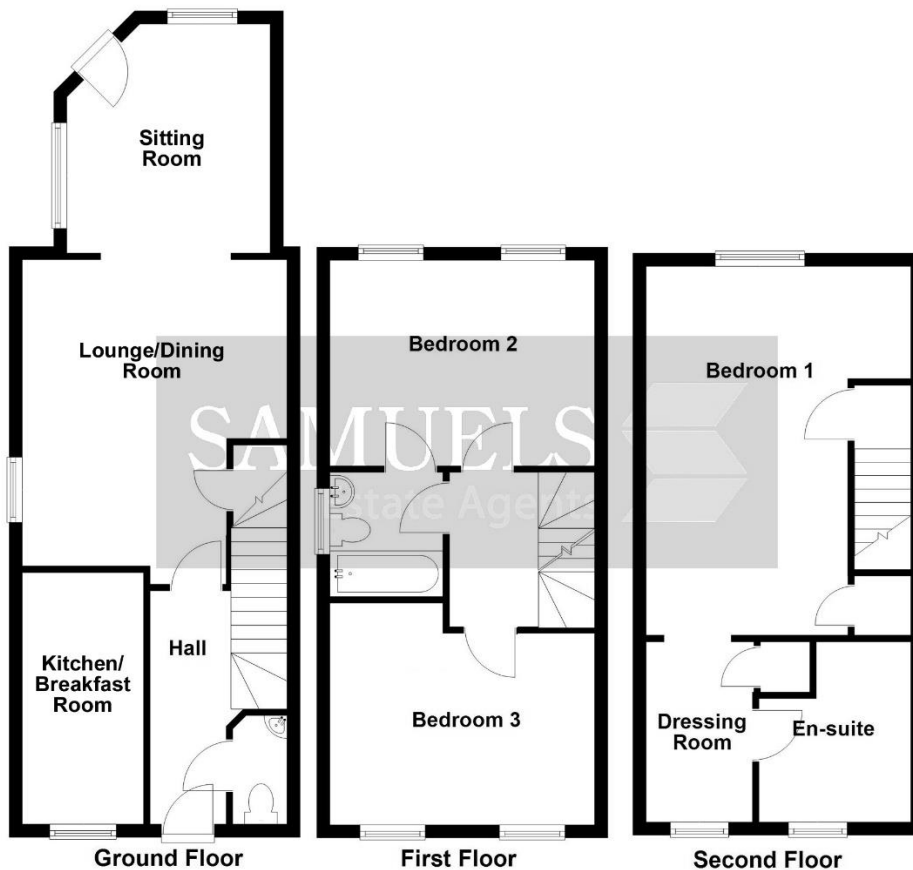
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

**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/0924/8745/AV



Total area: approx. 115.6 sq. metres (1244.2 sq. feet)  
Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		