



**7 CREELY CLOSE
ALPHINGTON
EXETER
EX2 8GD**

PROOF COPY



£365,000 FREEHOLD



An opportunity to acquire a spacious modern detached family home occupying a delightful cul-de-sac position whilst providing good access to local amenities and major link roads. Four bedrooms. First floor bathroom. Reception hall. Ground floor cloakroom. Spacious sitting room. Dining room. Conservatory. Kitchen. Gas central heating. uPVC double glazing. Private driveway. Garage. Enclosed rear garden. Highly popular residential location. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Covered entrance with courtesy light. Obscure uPVC double glazed front door leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Understair recess. Telephone point. Door to:

CLOAKROOM

Comprising low level WC. Corner wash hand basin with tiled splashback. Radiator. Electric consumer unit. Obscure lead effect uPVC double glazed window to front aspect.

From reception hall, obscure glass panelled door leads to:

SITTING ROOM

16'0" (4.88m) x 11'4" (3.45m). A spacious room. Marble fireplace with raised hearth, wood surround and mantel over. Television aerial point. Radiator. Lead effect uPVC double glazed bay window to front aspect. Obscure glass panelled double opening doors lead to:

DINING ROOM

9'10" (3.0m) x 9'4" (2.84m). Radiator. Doorway to kitchen. uPVC double glazed siding patio doors providing access to:

CONSERVATORY

13'0" (3.96m) maximum x 9'10" (3.0m) maximum. A quality uPVC double glazed conservatory with pitched roof and dwarf wall. Two radiators. Power and light. uPVC double glazed windows. Double opening doors providing access and outlook to rear garden.

From reception hall, obscure glass panelled door leads to:

KITCHEN

12'8" (3.86m) x 8'6" (2.59m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. Single drainer sink unit with mixer tap. Fitted double oven/grill. Electric hob with filter/extractor hood over. Plumbing and space for dishwasher. Recess for upright fridge freezer. Tiled floor. Doorway to dining room. Lead effect uPVC double glazed window to rear aspect with outlook over rear garden. Lead effect uPVC double glazed door provides access and outlook to rear garden.

FIRST FLOOR LANDING

Smoke alarm. Access to roof space. Radiator. Linen cupboard with fitted shelving. Door to:

BEDROOM 1

11'2" (3.40m) into wardrobe space x 9'0" (2.74m). Radiator. Range of built in wardrobes to one wall providing hanging and shelving space. Sliding mirror doors. Lead effect uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

11'2" (3.40m) x 10'10" (3.30m). Radiator. Lead effect uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 3

9'10" (3.0m) x 7'4" (2.54m). Radiator. Lead effect uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 4

9'0" (2.74m) maximum reducing to 6'4" (1.93m) x 6'10" (2.08m) maximum. Deep cupboard/wardrobe over raised stairwell. Radiator. Lead effect uPVC double glazed window to front aspect.

From first floor landing, door to:

BATHROOM

8'0" (2.44m) x 5'4" (1.63m). A matching suite comprising panelled bath with mixer tap, including shower attachment. Low level WC. Wash hand basin. Part tiled walls. Shaver point. Radiator. Inset halogen spotlights to ceiling. Obscure lead effect uPVC double glazed window to side aspect.

OUTSIDE

To the front of the property is an open plan area of lawn. Access to front door. A private driveway part consisting of a paved area provides parking for two vehicles and part of which provides access to:

SINGLE GARAGE

With up and over door. Power and light. Plumbing and space for washing machine. Housing boiler serving central heating and hot water supply. Rear courtesy door provides access to rear garden.

To the left side elevation of the property is a gate and pathway providing access to the rear garden which enjoys a westerly aspect whilst consisting of a good size paved patio. Raised shrub bed well stocked with a variety of maturing shrubs, flowers and plants. Further area of garden laid to decorative stone chippings for ease of maintenance. Outside light and water tap. Timber shed. The rear garden is enclosed to all sides.

TENURE FREEHOLD

DIRECTIONS

Proceeding out of Exeter along Alphington Road continue to the end of this road, by Sainsbury's, and bear left onto Church Road. At the roundabout proceed straight ahead into Church Road/Chudleigh Road and just before the church turn left into Dawlish Road and proceed along taking the left hand turning into Loram Way. Continue down taking the 1st right into Creely Close.

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 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.

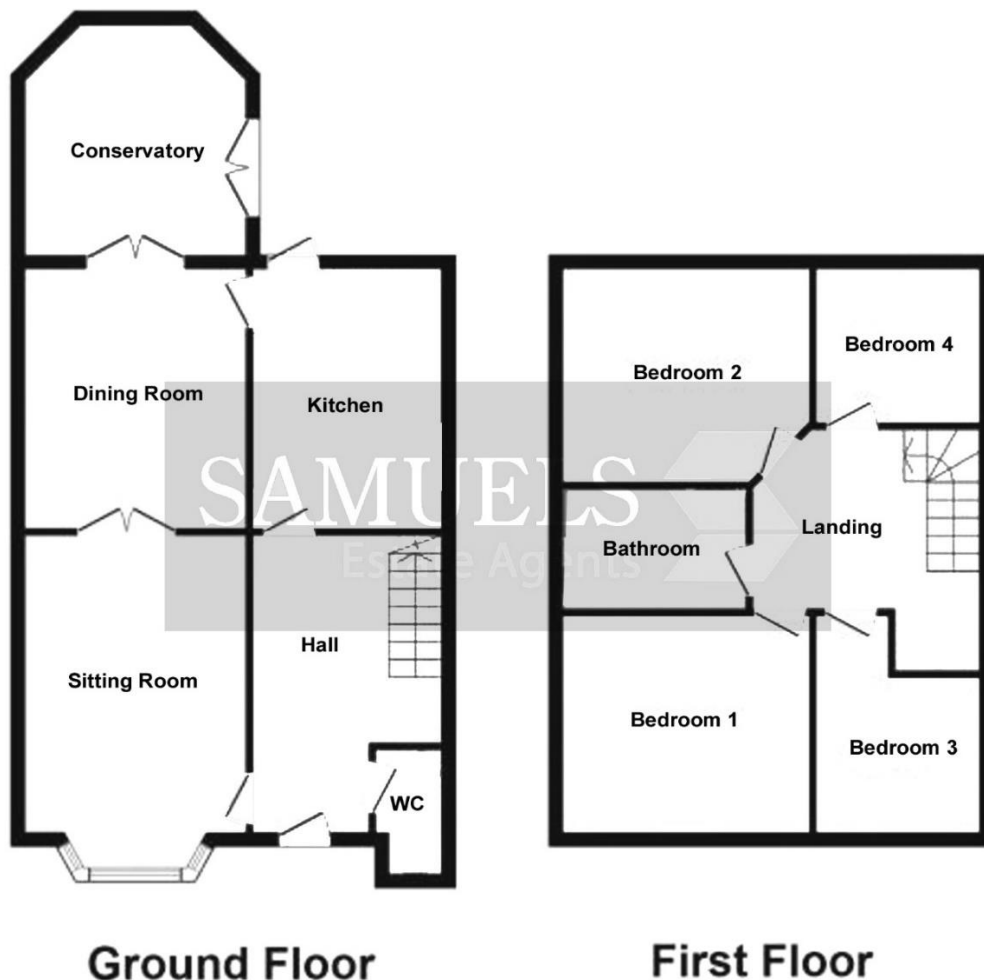
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0722/8244/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		