



**58 WILTON WAY
BARTON GRANGE
EXETER
EX1 3UR**

PROOF COPY



GUIDE PRICE £600,000 FREEHOLD



A fabulous much improved and extended detached family home located within this highly desirable residential development providing good access to local amenities, popular schools and major link roads. Presented in good decorative order throughout. Four bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Cloakroom. Large sitting room. Light and spacious modern kitchen/dining room. Utility room. Family room/office. Private driveway providing ample parking. Double garage. Enclosed easy to maintain rear garden enjoying westerly aspect. A great family home. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

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

RECEPTION HALL

Quality vinyl flooring. Cloak hanging space. Stairs rising to first floor. Radiator. Understair recess. Door to:

CLOAKROOM

A refitted modern matching white suite comprising low level WC. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Heated ladder towel rail. Quality vinyl flooring. Obscure uPVC double glazed window to front aspect.

From reception hall, door to:

SITTING ROOM

22'4" (6.81m) x 14'10" (4.52m). A spacious room. Television aerial point. Telephone point. Inset wood burning stove with raised hearth and wood mantel over. Glass panelled double opening doors leading to kitchen/breakfast room. uPVC double glazed window to front aspect.

From reception hall, door to:

KITCHEN/DINING ROOM

24'2 x 18'8" (5.69m) maximum reducing to 16'10" (5.13m). A fabulous light and spacious room with quality modern fitted kitchen comprising an extensive range of matching base, drawer and eye level cupboards. Quartz work surfaces with matching splashback. Fitted range cooker with glass splashback and double width filter/extractor hood over. Space for American style fridge freezer. Large central island with inset 1½ bowl single drainer sink unit and modern style mixer tap set within quartz worktop. Range of base and drawer units. Integrated dishwasher. Breakfast bar. Inset LED spotlights to ceiling. Quality vinyl flooring. Opening to:

Dining area – Inset LED spotlights to ceiling. Feature vertical radiator. Roof lantern. Double glazed bi-folding doors providing access and outlook to rear garden. Glass panelled double opening doors lead to:

FAMILY ROOM/OFFICE

10'8" (3.25m) x 9'8" (2.95m). Radiator. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect with outlook over rear garden.

From kitchen/dining room, door to:

UTILITY ROOM

11'4" (3.45m) x 8'6" (2.59m) maximum reducing to 6'0" (1.83m). Range of matching base and upright storage cupboards. Fitted microwave/grill. Fitted coffee machine. Plumbing and space for washing machine. Further appliance space. Integrated upright freezer. Radiator. Quality vinyl flooring. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect. uPVC double glazed door to side elevation. Door to double garage:

FIRST FLOOR LANDING

Access, via pull down aluminium ladder, to insulated and part boarded roof space with electric light. Radiator. Inset LED lighting. Deep airing cupboard, with fitted shelving, housing hot water tank. Door to:

BEDROOM 1

18'2" (5.54m) maximum into wardrobe space x 10'6" (3.20m). Two radiators. Range of built in wardrobes to one wall providing ample hanging and shelving space. Two uPVC double glazed windows to front aspect. Door to:

ENSUITE SHOWER ROOM

11'4" (3.45m) x 5'6" (1.68m). A luxury refitted matching white suite comprising good size double width shower enclosure with toughened glass screen and main shower unit including separate shower attachment. Low level WC. Twin wash hand basins, with modern style mixer taps, set in vanity unit with drawer space beneath. Upright medicine cabinet. Radiator. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

11'10" (3.61m) x 8'8" (2.64m) excluding door recess. Radiator. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect.

From first floor landing, door to:

BEDROOM 3

11'2" (3.40m) x 8'8" (2.64m). Radiator. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect.

From first floor landing, door to:

BEDROOM 4

9'6" (2.90m) x 8'8" (2.64m). Radiator. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect.

From first floor landing, door to:

BATHROOM

7'8" (2.30m) x 5'8" (1.73m). A refitted modern matching white suite comprising panelled bath with central mixer tap, fitted mains shower unit and glass shower screen. Low level WC with concealed cistern. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to side aspect.

OUTSIDE

Directly to the front of the property is an attractive brick paved double width driveway providing access to double garage and pathway leading to the front door. The front garden is mostly laid to paving and decorative stone chippings for ease of maintenance providing additional parking for vehicles if required.

To the right side elevation of the property is a gate and pathway in turn providing access to the rear garden which enjoys a westerly aspect and is mostly laid to attractive paving and artificial turf for ease of maintenance. External lighting, power points and water tap. The rear garden extends to the left side elevation which again consists of an attractive paved patio. Fish pond. Shrub bed. Large timber shed. The rear garden enjoys a high degree of privacy and is enclosed to all sides.

DOUBLE GARAGE

16'10" (5.13m) x 16'6" (5.03m) maximum. With power and light. Twin electronically operated roller front doors. Wall mounted boiler serving central heating and hot water supply.

TENURE

Freehold

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas Central Heating

Mobile: Indoors – EE, Three, O2 and Vodafone limited : 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 F

DIRECTIONS

Proceeding out of Exeter down Heavitree Fore Street continue down passing the parade of shops and petrol filling station. At the next set of traffic lights proceed straight ahead down into East Wonford Hill and at the next set of traffic lights bear left onto Honiton Road. Continue along this road until reaching the mini roundabout and take the 1st exit left into Wilton Way/Barton Grange and continue down where the property in question will be found 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.

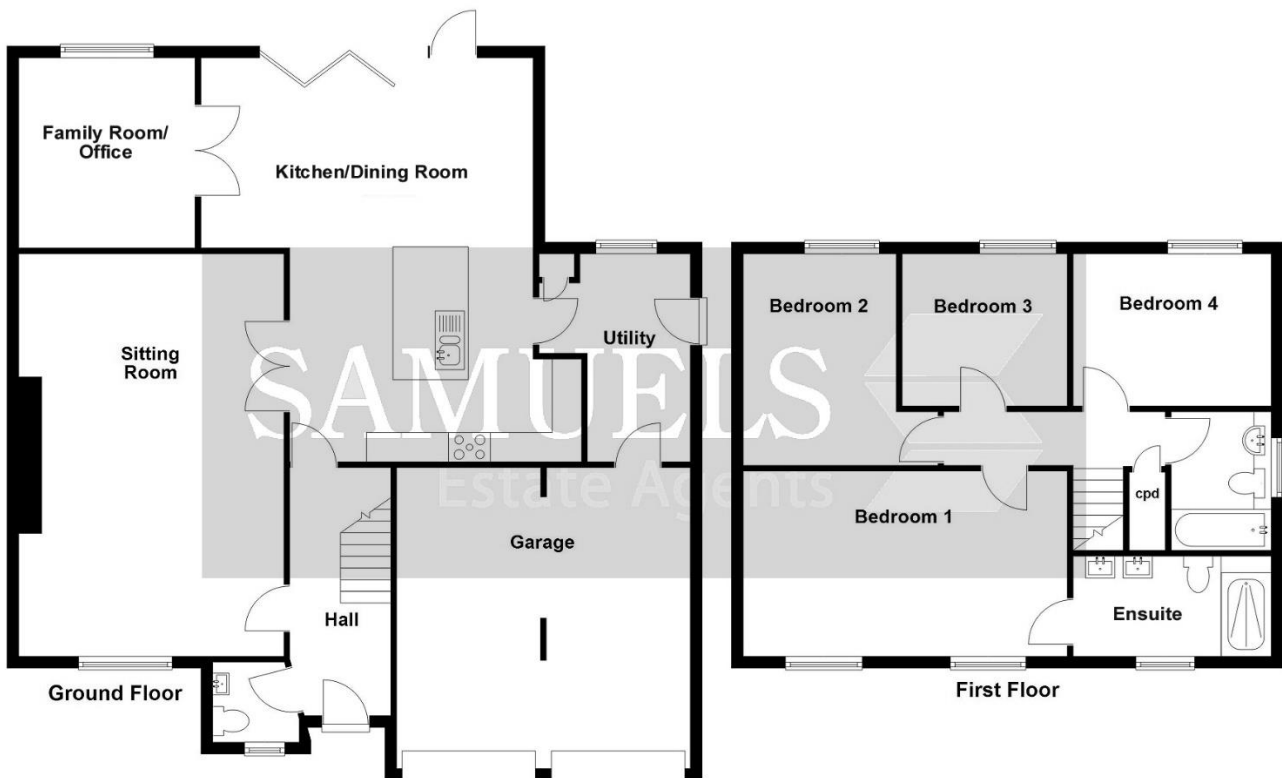
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0424/8609/AV



Total area: approx. 184.1 sq. metres (1981.4 sq. feet)

Floor plan for illustration purposes only – not to scale

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

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