



PROOF COPY

**111 SENTRY'S ORCHARD  
EXMINSTER  
NEAR EXETER  
EX6 8UE**



**£385,000 FREEHOLD**



An attractive four bedroom home occupying a fabulous position with open outlook over neighbouring area, towards Topsham and beyond. Presented in superb decorative order throughout. Four bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Spacious sitting room. Ground floor cloakroom. Modern kitchen/dining room. Gas central heating. uPVC double glazing. Enclosed rear garden. Private driveway. Garage. Highly sought after village location on the outskirts of Exeter. Good access to local amenities and major link roads. A must see property. Viewing highly recommended.

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

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

### **RECEPTION HALL**

Radiator. Telephone point. Stairs rising to first floor. Smoke alarm. Electric consumer unit. Deep storage cupboard. Door to:

### **CLOAKROOM**

A modern matching white suite comprising low level WC with concealed cistern. Wash hand basin with tiled splashback. Radiator. Cloak hanging space. Obscure uPVC double glazed window to front aspect.

From reception hall, door to:

### **SITTING ROOM**

16'8" (5.08m) x 12'6" (3.81m) excluding large door recess. A light and spacious room with two radiators. Television aerial point. Telephone point. Understair storage cupboard/airing cupboard housing lagged hot water cylinder. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed double opening doors providing access and outlook to rear garden.

From reception hall, door to:

### **KITCHEN/DINING ROOM**

16'8" (5.08m) x 9'4" (2.84m). A fabulous modern kitchen fitted with a range of matching base, drawer and eye level cupboards with concealed lighting. Wood effect roll edge work surfaces with tiled splashbacks. 1½ bowl ceramic sink unit with traditional style mixer tap and single drainer. Fitted oven. Four ring gas hob with filter/extractor hood over. integrated upright fridge freezer. Integrated dishwasher. Integrated washing machine. Feature vertical radiator. Space for table and chairs. Inset LED spotlights to ceiling. Wall mounted boiler serving central heating and hot water supply. uPVC double glazed window to front aspect with pleasant outlook over neighbouring green.

### **FIRST FLOOR LANDING**

Access to roof space. Smoke alarm. uPVC double glazed window to side aspect. Door to:

### **BEDROOM 1**

9'10" (3.0m) x 9'6" (2.90m) excluding large door recess. Radiator. Built in wardrobe. Television aerial point. Telephone point. uPVC double glazed window to rear aspect with outlook over rear garden. Door to:

### **ENSUITE SHOWER ROOM**

A modern matching white suite comprising double width tiled shower enclosure with fitted mains shower unit. Wall hung wash hand basin with modern style mixer tap. Low level WC with concealed cistern. Part tiled walls. Heated ladder towel rail. Tiled floor. Shaver point. Extractor fan. Inset LED spotlights to ceiling.

From first floor landing, door to:

### **BEDROOM 2**

9'10" (3.0m) x 8'4" (2.54m). Radiator. Telephone point. Television aerial point. uPVC double glazed window to front aspect offering fine outlook over neighbouring area, parts of Topsham and countryside beyond.

From first floor landing, door to:

### **BEDROOM 3**

10'10" (3.30m) x 6'8" (2.03m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BEDROOM 4**

8'10" (2.69m) x 6'6" (1.98m). Radiator. Television aerial point. Telephone point. uPVC double glazed window to front aspect again offering fine outlook over neighbouring area, towards Topsham and countryside beyond.

From first floor landing, door to:

### **BATHROOM**

A modern matching white suite comprising panelled bath with central mixer tap, fitted mains shower unit over and glass shower screen. Low level WC with concealed cistern. Wall hung wash hand basin with modern style mixer tap. Part tiled walls. Tiled floor. Heated ladder towel rail. Extractor fan. Inset LED spotlights to ceiling.

### **OUTSIDE**

To the front of the property is a small area of garden laid to decorative stone chippings for ease of maintenance. Neat natural hedgerow and small picket fence. Gated pathway leads to the front door. The rear garden consists of a raised timber decked terrace. Small patio. Shaped area of lawn. Flower/shrub bed. The rear garden is enclosed to all sides whilst a rear gate provides immediate access to private driveway with allocated parking in turn providing access to

### **SINGLE GARAGE**

18'2" (5.54m) x 9'0" (2.74m).

### **TENURE**

**FREEHOLD**

**COUNCIL TAX**  
Band D

**DIRECTIONS**

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout taking the 3rd exit left down into Bridge Road and continue down until reaching the next roundabout and bear left onto Sannerville Way. Continue on this road for approximately 1 mile and at the roundabout take the 3rd exit left signposted 'Exminster' and continue into the village and at the mini roundabout bear left into Sentries Orchard. Continue to the very bottom of the development where the property in question will be found on the left 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.

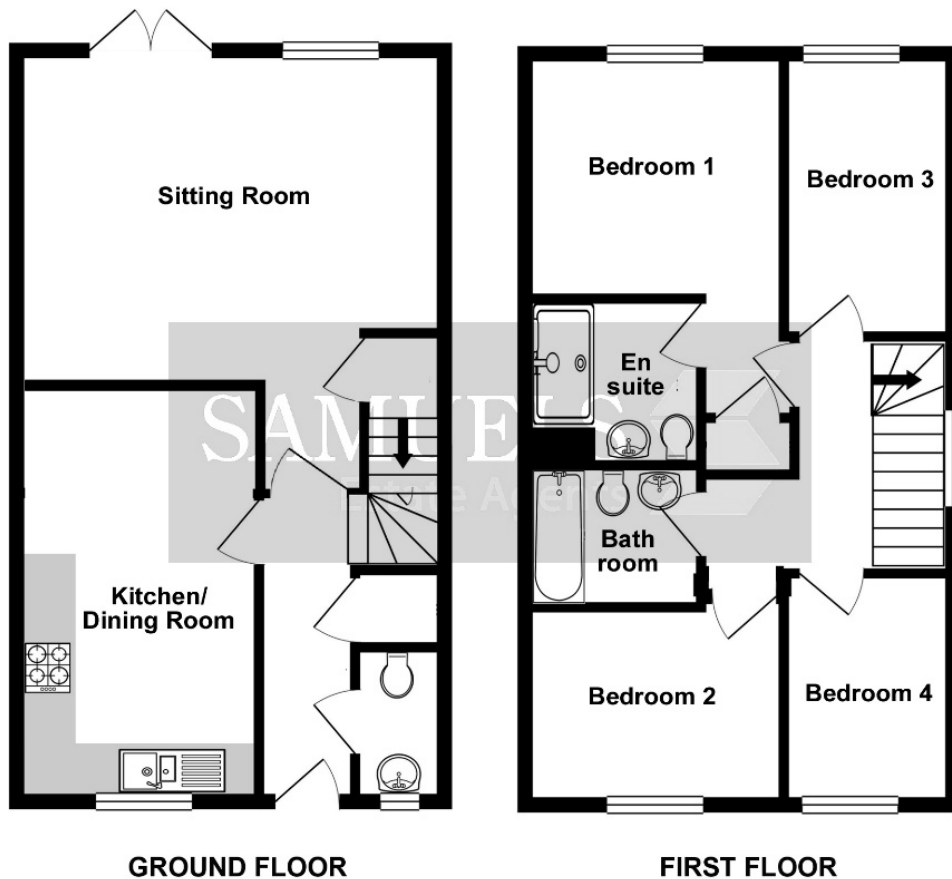
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

**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/0724/8699/AV**



Floor plan for illustration purposes only – not to scale



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 115   A   |
| 81-91 | B             | 84   B  |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |