



**3 CROCKWELLS CLOSE
EXMINSTER
NEAR EXETER
EX6 8DL**



£425,000 FREEHOLD



A beautifully presented much improved and extended detached bungalow occupying a highly convenient position providing good access to all local village amenities. Three good size bedrooms. Ensuite shower room to master bedroom. Modern bathroom. Large reception hall. Sitting room. Modern kitchen. Light and spacious. Dining/family room with pitched ceiling. Gas central heating. uPVC double glazing. Private driveway. Garage. Enclosed rear garden enjoying a high degree of privacy. Highly sought after village location on the outskirts of Exeter. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part obscure uPVC double glazed front door, with matching side panel, leads to:

ENTRANCE VESTIBULE

Engineered wood flooring. Cloak hanging space. Cupboard housing electric meter and consumer unit. Inset LED spotlights to ceiling. Obscure glass panelled internal door leads to:

RECEPTION HALL

17'10" (5.44m) x 5'10" (1.78m). A spacious reception hall with engineered wood flooring. Radiator. Inset LED spotlights to ceiling. Smoke alarm. Telephone point. Access, via pull down aluminium ladder, to insulated and part boarded roof space with electric offering great scope for conversion (subject to the necessary consents).

From reception hall, door to:

SITTING ROOM

14'10" (4.52m) maximum x 11'0" (3.35m). Engineered wood flooring. Radiator. Free standing fireplace with inset living flame effect electric fire, wood surround and mantel over. Television aerial point. Inset LED spotlights to ceiling. Large square opening to:

DINING ROOM/FAMILY ROOM

19'6" (5.94m) x 8'10" (2.69m). An impressive light and spacious room. Pitched ceiling. Engineered wood flooring. Two wall light points. Radiator. uPVC double glazed window to side aspect. uPVC double glazed double opening sliding doors, with matching side panels, providing access and outlook to rear garden. Square opening to:

KITCHEN

12'10" (3.91m) maximum x 8'8" (2.64m). A modern kitchen fitted with a range of matching gloss fronted base, drawer and eye level cupboards. Marble effect roll edge work surface. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted Neff double oven/grill. Four ring Neff gas hob with stainless steel splashback and filter/extractor hood over. Additional wood effect roll edge work surface with range of base cupboards. Integrated upright fridge freezer. Integrated washing machine. Wall mounted boiler serving central heating and hot water supply. Engineered wood flooring. Radiator. Smoke alarm. Inset LED spotlights to ceiling. Door to reception hall.

From reception hall, door to:

BEDROOM 1

12'4" (3.76m) excluding wardrobe space x 10'6" (3.20m). Radiator. Inset LED spotlights to ceiling. Built in wardrobe with two hanging rails. uPVC double glazed window to front aspect. Door to:

ENSUITE SHOWER ROOM

A modern matching white suite comprising tiled shower enclosure with fitted electric shower unit. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC. Radiator. Shaver point. Extractor fan. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to rear aspect.

From reception hall, door to:

BEDROOM 2

10'4" (3.15m) x 9'10" (3.0m) maximum. Radiator. Inset LED spotlights to ceiling. uPVC double glazed window to front aspect.

From reception hall, door to:

BEDROOM 3

12'2" (3.71m) maximum into recess x 8'0" (2.44m). Radiator. uPVC double glazed window to side aspect.

From reception hall, door to:

BATHROOM

A modern matching white suite comprising panelled bath with fitted electric shower unit and tiled splashback. Low level WC. Feature circular shape wash hand basin with modern style mixer tap. Part tiled walls. Radiator. Inset LED spotlights to ceiling. Airing cupboard, with fitted shelving, housing lagged hot water cylinder. Digital programmer for central heating and hot water. Light switch for loft space. Obscure double glazed window to side aspect.

OUTSIDE

To the front of the property is an area of lawn with maturing flower/shrub beds. Pathway leads to the front door with courtesy light. To the left side elevation is a brick paved private driveway providing parking for approximately two/three vehicles (dependant on side) leading to:

GARAGE

16'4" (4.98m) x 8'2" (2.49m). Up and over door providing vehicle access. Power and light. Plumbing and space for washing machine. Part obscure uPVC double glazed door provides access to the rear garden.

Between the garage and property is a side gate leading to the rear garden which enjoys a high degree of privacy whilst consisting of an extensive raised timber decked terrace with outside lighting and water tap. Steps and pathway lead to a neat section of level lawn. Gravelled seating area. Shrub beds well stocked with a variety of maturing shrubs, plants and flowers. To the right side elevation of the property is a further area of garden laid to stone chippings for ease of maintenance with wood store. The rear garden is enclosed to all sides.

TENURE

Freehold

COUNCIL TAX

Band D

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout and take the 3rd exit left down into Bridge Road. At the next roundabout bear left onto Sannerville Way and proceed along taking the right hand turning signposted 'Exminster' and continue into the village passing the parade of shops and the post office on the left hand side. Take the next left into Crockwells Road then 1st right into Crockwells Close 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.

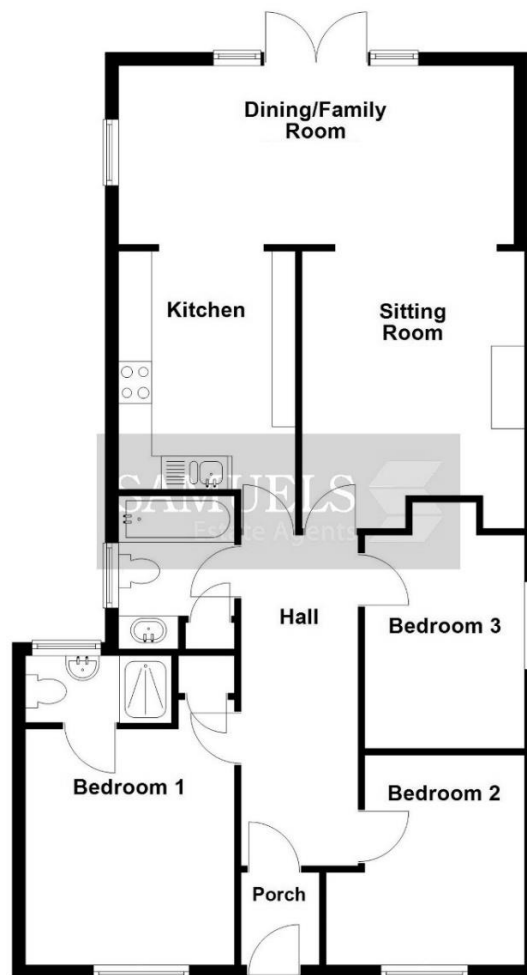
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0624/8666/AV



Total area: approx. 92.7 sq. metres (997.6 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		