



**2 FARMHOUSE AVENUE  
MONKERTON  
EXETER  
EX1 3XT**

PROOF COPY



**£325,000 FREEHOLD**



A well proportioned three storey semi detached family home located within this highly sought after residential development providing good access to local amenities, popular schools and railway station. Three good size bedrooms. First floor bathroom. Sitting room. Kitchen/dining room. Gas central heating. uPVC double glazing. Enclosed rear garden. Private driveway providing parking for approximately two vehicles. Garage. A great family home. No chain. Viewing recommended.

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

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

### **RECEPTION HALL**

Exposed wood flooring. Radiator. Cloak hanging space. Electric consumer unit. Alarm junction panel. Thermostat control panel. Stairs rising to first floor. Door to:

### **SITTING ROOM**

14'0" (4.27m) x 13'4" (4.06m). Radiator. Deep storage cupboard. Smoke alarm. Two wall light points. Feature exposed brick fireplace with inset living flame effect electric fire and wood mantel over. uPVC double glazed window to front aspect. Glass panelled door leads to:

### **KITCHEN/DINING ROOM**

17'2" (5.23m) x 9'0" (2.74m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with decorative tiled splashbacks. 1½ bowl sink unit with single drainer and modern style mixer tap. Space for electric/gas cooker with filter/extractor hood over. Plumbing and space for washing machine. Plumbing and space for dishwasher. Space for fridge and separate freezer. Exposed wood flooring. Space for table and chairs. Radiator. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect with outlook over rear garden. Double glazed sliding patio door providing access and outlook to rear garden.

### **FIRST FLOOR LANDING**

Airing/linen cupboard with fitted shelving and electric bar heater. Door to:

### **BEDROOM 2**

12'2" (3.71m) excluding wardrobe space x 10'5" (3.18m). Radiator. Built in double wardrobe. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BEDROOM 3**

10'6" (3.20m) x 8'2" (2.49m) excluding wardrobe space. Radiator. Built in wardrobe. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BATHROOM**

9'0" (2.74m) x 6'4" (1.93m). A matching suite comprising panelled bath with mixer tap, fitted mains shower unit and tiled splashback. Low level WC. Wash hand basin. Part tiled walls. Radiator. Electric wall heater. Light/shaver point. Extractor fan. Obscure uPVC double glazed window to rear aspect.

From first floor landing, door leads to:

### **INNER LANDING/STUDY AREA**

6'4" (1.93m) x 4'10" (1.47m). Radiator. Obscure uPVC double glazed window to side aspect. Stairs lead to:

## **SECOND FLOOR**

### **BEDROOM 1**

17'6" (5.33m) maximum x 14'10" (4.52m) maximum (part sloped ceiling). A spacious room. Large wardrobe recess with hanging rail and fitted shelf. Access point to eaves/storage space. Radiator. Built in chest with drawers. Storage cupboard housing boiler serving central heating and hot water supply. Smoke alarm. Access to roof space. Two double glazed Velux windows to rear aspect with outlook over neighbouring area and beyond. uPVC double glazed window to front aspect.

### **OUTSIDE**

Directly to the front of the property is an area of garden laid to decorative stone chippings for ease of maintenance with maturing shrubs. Pathway leads to the front door with courtesy light. To the right side elevation is a driveway providing parking for approximately two vehicles in turn providing access to:

### **GARAGE**

17'6" (5.33m) x 8'10". Pitched roof providing additional storage space. Power and light. Up and over door providing vehicle access.

From the driveway a side gate provides access to the rear garden which enjoys a westerly aspect whilst consisting of a paved patio, with outside light and water tap, leading to and area of artificial turf. To the lower end of the garden is a further paved patio and section of garden laid to decorative stone chippings for ease of maintenance with maturing shrub bed. The rear garden is enclosed to all sides.

### **TENURE**

#### **FREEHOLD**

### **DIRECTIONS**

Proceeding out of Exeter along Pinhoe Road continue to the very end. At the traffic lights bear left into Main Road. Upon entering Pinhoe, at the first mini roundabout take the third exit right down into Station Road. At the level crossing continue straight ahead down into Pinn Lane. Continue around taking the first left into Grasslands Drive then next right into Farmhouse Avenue. The property in question will be found a short way along on the right 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.

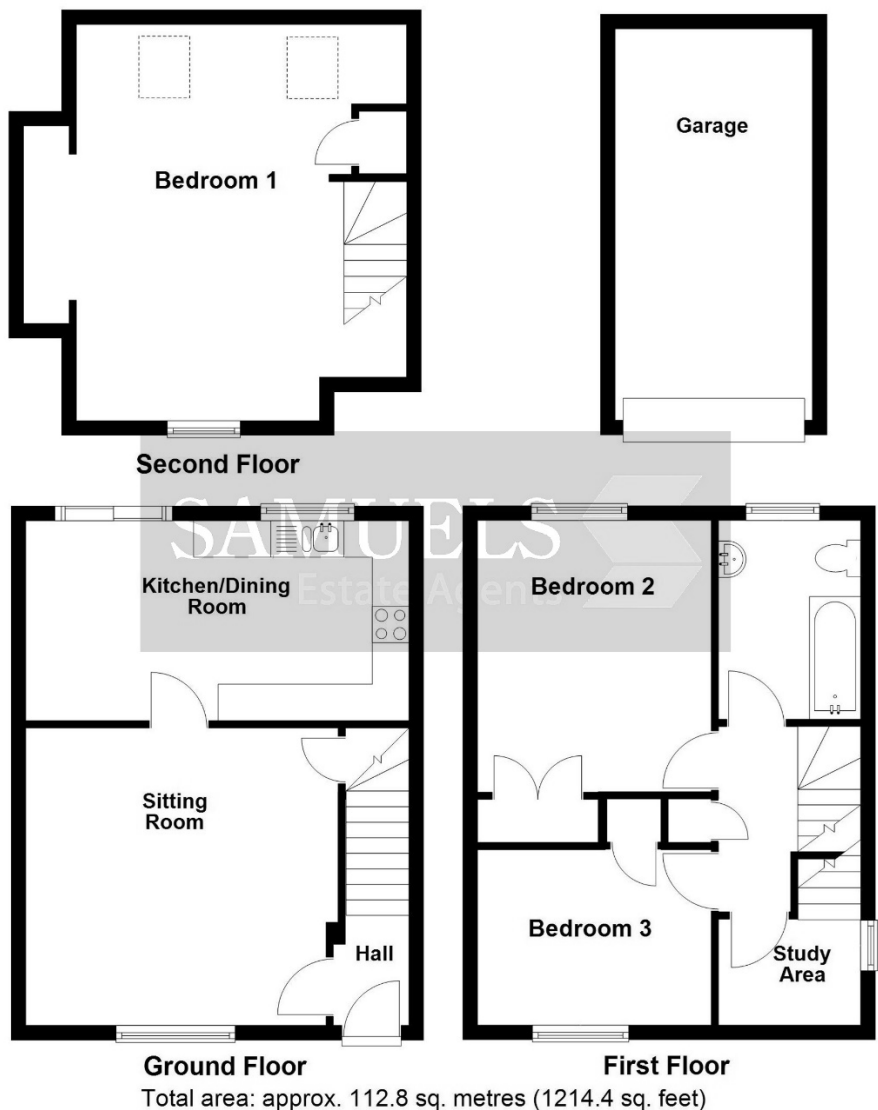
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

**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/1223/8539/AV**



Total area: approx. 112.8 sq. metres (1214.4 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		