



**47 ADMIRAL WAY
GREENACRES
EXETER
EX2 7GA**



OFFERS IN EXCESS OF £259,000 FREEHOLD



A stylish detached coach house presented in superb decorative order throughout. Located within this highly sought after residential development providing good access to local amenities, major link roads and Topsham. Reception hall. Light and spacious lounge/dining room. Modern kitchen. Two good size double bedrooms. Modern bathroom. Gas central heating. uPVC double glazing. Private driveway. Good size garage. Small enclosed garden. A great first time buy/investment purchase. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Front door, with inset obscure double glazed panel, leads to:

RECEPTION HALL

Radiator. Alarm junction panel. Electric consumer unit. Cloak hanging space. Telephone point. Stairs rising to:

FIRST FLOOR HALLWAY

A light and spacious hallway. Radiator. Smoke alarm. Access to roof space. Double glazed Velux style window to part pitched roof space. Door to:

LOUNGE/DINING ROOM

19'5" (5.92m) x 11'0" (3.35m). Again a light and spacious room. Two radiators. Television aerial point. Telephone point. Double glazed Velux window to part pitched ceiling. uPVC double glazed double opening French doors, with Juliet balcony, to front aspect.

From first floor hallway, door to:

KITCHEN

10'0" (3.05m) x 9'10" (3.0m) maximum. A well proportioned kitchen fitted with a range of matching gloss fronted base, drawer and eye level cupboards. Granite effect roll edge work surfaces with tiled splashback. Single drainer sink unit, with modern style mixer tap, with cupboard space beneath. Fitted oven. Four ring gas hob with filter/extractor hood over. Plumbing and space for washing machine. Plumbing and space for dishwasher. Space for upright fridge freezer. Deep storage cupboard housing boiler serving central heating and hot water supply. uPVC double glazed window to front aspect.

From first floor hallway, door to:

BEDROOM 1

14'10" (4.52m) x 9'10" (3.0m). Radiator. uPVC double glazed window to front aspect.

From first floor hallway, door to:

BEDROOM 2

11'4" (3.45m) x 9'4" (2.84m). Radiator. Double glazed Velux style window to part pitched ceiling.

From first floor hallway, door to:

BATHROOM

6'8" (2.03m) x 5'6" (1.68m). A modern matching white suite comprising panelled bath with fitted mains shower unit over and tiled splashback. Wash hand basin with tiled splashback. Low level WC. Heated ladder towel rail. Extractor fan. Double glazed Velux style window to part pitched ceiling.

OUTSIDE

Directly to the front of the property is a private allocated parking space in turn providing access to:

GARAGE

19'8" (5.99m) x 10'6" (3.20m). Power and light. Water tap. Up and over door providing vehicle access. Deep understair storage cupboard.

To the right side elevation of the property is a side gate leading to a small enclosed private garden mostly laid to paving and decorative stone chippings for ease of maintenance. Outside light. Enclosed to all sides.

TENURE

Freehold

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas Central Heating

Mobile: Indoors: EE Limited, Three None, O2 and Vodafone likely - 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 B

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout and proceed straight ahead again onto Topsham Road. Continue past the Golf & Country club and at the next set of traffic lights turn left into Admiral Way, continue along and the property in question will be found set back from the road 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.

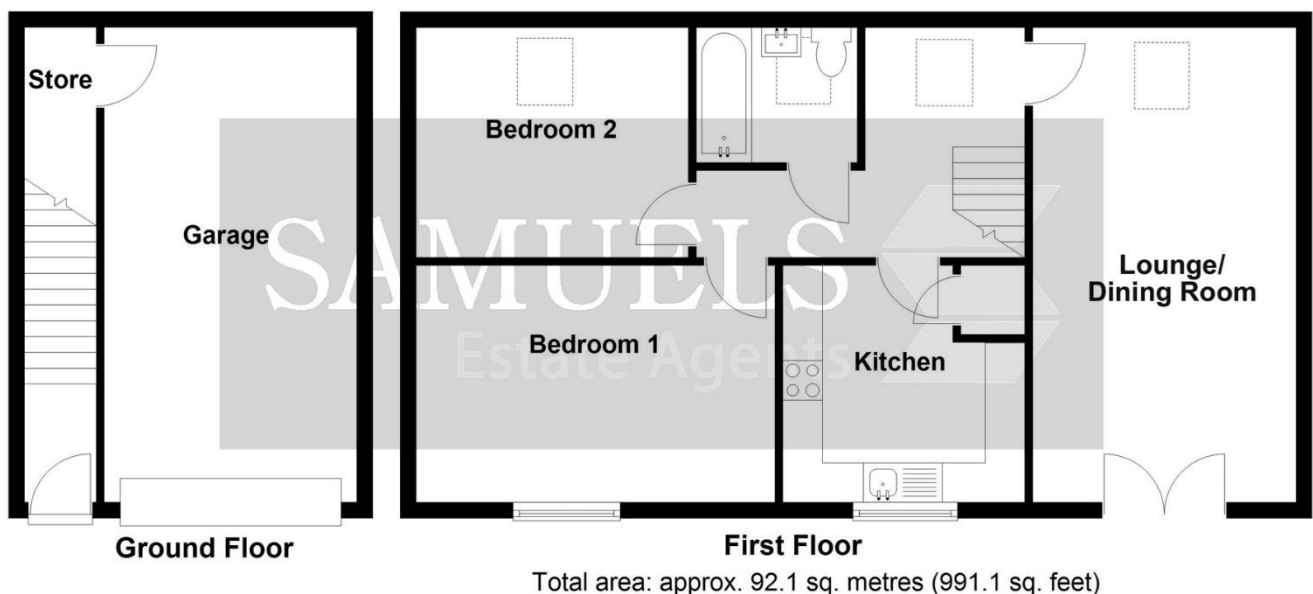
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0724/8682/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		