



**3 SAND GROVE
NEWCOURT
EXETER
EX2 7SF**



£360,000 FREEHOLD



A fabulous well presented semi detached ex show home situated within this highly sought after residential development providing great access to local amenities, major link roads and Newcourt railway station. Well proportioned living accommodation comprising three bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Ground floor cloakroom. Modern kitchen/breakfast room. Light and spacious lounge/dining room. Gas central heating. uPVC double glazing. Private driveway. Good size garage. Enclosed lawned rear garden. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Canopy entrance with courtesy light. Front door, with inset obscure double glazed panel, leads to:

RECEPTION HALL

Tiled floor. Radiator. Alarm junction panel. Television aerial point. Smoke alarm. Stairs rising to first floor. Thermostat control panel. Cloak/storage cupboard with double power point, electric consumer unit and cloak hanging space. Door to:

CLOAKROOM

A modern matching white suite comprising low level WC. Wash hand basin with modern style mixer tap and tiled splashback. Radiator. Extractor fan.

From reception hall, door to:

KITCHEN/BREAKFAST ROOM

12'2" (3.71m) x 8'0" (2.44m) maximum reducing to 7'6" (2.29m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Granite effect work surfaces with matching splashback. Single drainer sink unit with modern style mixer tap. Fitted electric oven. Four ring gas hob with stainless steel splashback and filter/extractor hood over. Integrated upright fridge freezer. Integrated washing machine. Tiled floor. Space for table and chairs. Radiator. Wall mounted concealed boiler serving central heating and hot water supply. Inset LED spotlights to ceiling. uPVC double glazed window to front aspect with pleasant outlook over neighbouring green.

From reception hall, door to:

LOUNGE/DINING ROOM

17'10" (5.44m) x 15'0" (4.57m) maximum reducing to 11'8" (3.56m). A light and spacious room. Two radiators. Television aerial point. Telephone point. Deep walk in understair storage cupboard. uPVC double glazed double opening doors, with matching full height side windows, providing access and outlook to rear garden.

FIRST FLOOR LANDING

Smoke alarm. Radiator. Access to roof space. Deep storage cupboard with fitted shelf. Door to:

BEDROOM 1

15'2" (4.62m) excluding wardrobe space x 8'6" (2.59m). Radiator. Thermostat control panel. Built in double wardrobe. Two built in single wardrobes. uPVC double glazed window to rear aspect with outlook over rear garden. 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 and tiled splashback. Low level WC. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan.

From first floor landing, door to:

BEDROOM 2

10'2" (3.10m) into wardrobe space x 8'6" (2.59m). Radiator. Large built in double wardrobe. uPVC double glazed window to front aspect with pleasant outlook over neighbouring green.

From first floor landing, door to:

BEDROOM 3

12'2" (3.71m) into wardrobe space x 6'4" (1.93m). Radiator. Built in single wardrobe. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BATHROOM

7'10" (2.39m) maximum x 6'4" (1.93m) maximum. A modern matching white suite comprising panelled bath with mixer tap including shower attachment, glass shower screen and tiled splashback. Wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to front aspect.

OUTSIDE

To the front of the property is a small area of garden laid to decorative stone chippings for ease with a variety of young and maturing heathers and shrubs. Dividing pathway leads to front door. To the left side elevation is a private driveway providing parking for one vehicle in turn providing access to:

GARAGE

19'6" (5.94m) x 10'10" (3.30m). A well proportioned garage with up and over door providing vehicle access. Pitched roof with double glazed Velux window to front aspect. Power and light. Part obscure double glazed rear door provides access to the rear garden.

The rear garden is a particular feature of the property consisting of a paved patio with outside lighting, external power point and water tap. Neat shaped area of lawn. Timber shed. Side shrub bed. To the top end of the garden is a raised timber decked terrace. The rear garden is enclosed to all sides.

TENURE

Freehold

COUNCIL TAX

Band D

DIRECTIONS

From M5 (J30) take the A369 signposted 'Exminster' and continue along passing Sandy Park (Exeter Chief's rugby ground). At the traffic light junction turn left and proceed straight ahead and over the mini roundabout and continue straight down taking the 1st left into Sand Grove 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.

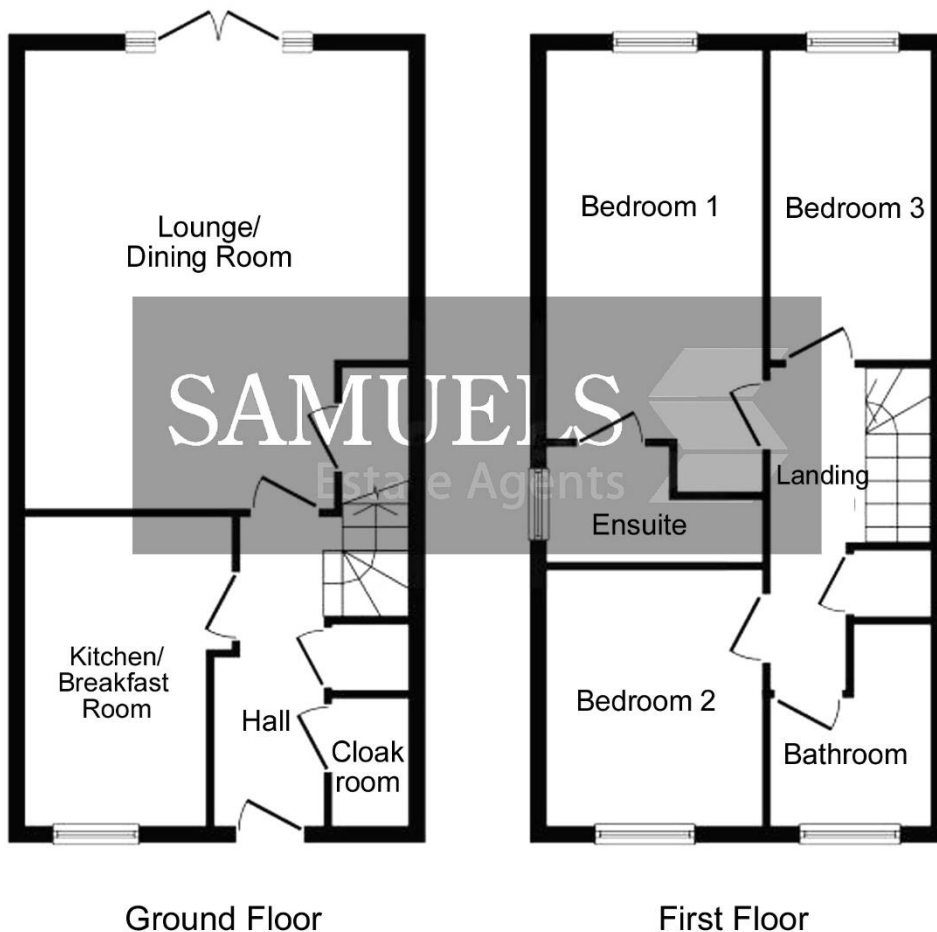
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0724/8703/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		