



**30 PARKLAND DRIVE
CAMPION MEADOW
EXETER
EX2 5RX**

PROOF COPY



£550,000 FREEHOLD



A fabulous much improved and extended detached family home located within this highly sought after residential development providing good access to local amenities, popular schools and major link roads. Good decorative order throughout. Four bedrooms. Refitted ensuite shower room to master bedroom. Family bathroom. Reception hall. Spacious sitting room. Well proportioned dining/family room. Conservatory. Kitchen. Utility room. Ground floor cloakroom. Gas central heating. uPVC double glazing. Private driveway providing ample parking. Detached double garage. Enclosed rear garden enjoying south westerly aspect. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

uPVC front door, with inset obscure double glazed panel, leads to:

RECEPTION HALL

Radiator. Electric consumer unit. Telephone point. Stairs rising to first floor. Thermostat control panel. Deep understair storage cupboard. Two doors lead to:

SITTING ROOM

21'0" (6.40m) x 11'6" (3.51m). A spacious room. Two radiators. Television aerial point. Telephone point. Stone effect fireplace with inset living flame effect gas fire and wood mantel over. Lead effect uPVC double glazed window to front aspect. Double glazed double opening doors lead to:

CONSERVATORY

11'2" (3.40m) maximum x 9'6" (2.90m) maximum. A quality fitted uPVC double glazed conservatory with dwarf wall. Power and light. Pitched polycarbonate roof. uPVC double glazed windows and double opening doors providing access and outlook to rear garden.

From reception hall, door to:

DINING/FAMILY ROOM

18'4" (5.59m) x 9'6" (2.90m). A spacious extended room. Radiator. Two lead effect uPVC double glazed windows to front aspect.

From reception hall, door to:

CLOAKROOM

A modern matching white suite comprising low level WC with concealed cistern. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Tiled wall surround. Tiled floor. Heated ladder towel rail. Inset LED spotlights to ceiling. Obscure lead effect uPVC double glazed window to rear aspect.

From reception hall, door to:

KITCHEN

12'10" (3.91m) x 8'8" (2.64m) maximum. Fitted with a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces with decorative tiled splashbacks. 1½ bowl sink unit with single drainer and mixer tap. Fitted Bosch double oven/grill. Integrated Neff microwave oven. Integrated fridge. Integrated freezer. Bosch electric hob with filter/extractor hood over. Radiator. Tiled floor. Inset LED spotlights to ceiling. Lead effect uPVC double glazed window to rear aspect with outlook over rear garden. Door, with inset lead effect obscure double glazed panel, providing access to rear garden. Glass panelled door leads to:

UTILITY ROOM

8'8" (2.64m) x 7'8" (2.30m). Fitted with a range of matching base and eye level cupboards. Wood effect roll edge work surfaces with decorative tiled splashbacks. Single drainer sink unit with mixer tap. Plumbing and space for washing machine. Further appliance space. Upright storage cupboard. Tiled floor. Wall mounted concealed boiler serving central heating and hot water supply. Inset LED spotlights to ceiling. Lead effect uPVC double glazed window to rear aspect with outlook over rear garden.

FIRST FLOOR LANDING

Access to roof space. Smoke alarm. Airing cupboard, with fitted shelving, housing lagged hot water cylinder. Door to:

BEDROOM 1

20'0" (6.10m) x 11'2" (3.40m). A fabulous spacious room incorporating a part divided dressing area fitted with a comprehensive range of bedroom furniture including ample wardrobe space, dressing table, storage drawers and overhead storage cupboards. Radiator. Two lead effect uPVC double glazed window to rear aspect offering pleasant outlook over neighbouring area, parts of Ludwell Valley and beyond. Door leads to:

ENSUITE SHOWER ROOM

8'2" (2.49m) x 7'0" (2.13m). A refitted modern matching white suite comprising good size quadrant shower enclosure with fitted mains shower unit. Low level WC with concealed cistern. Wash hand basin, with modern style mixer tap, set in to vanity unit with range of storage cupboards beneath. Inset LED spotlights to ceiling. Extractor fan. Heated ladder towel rail. Obscure lead effect uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

11'8" (3.56m) x 8'10" (2.69m). Radiator. Built in wardrobe. Lead effect uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 3

12'2" (3.71m) x 7'0" (2.13m). Radiator. Built in wardrobe. Overhead storage cupboard. Fitted shelving. Two lead effect uPVC double glazed windows to front aspect.

From first floor landing, door to:

BEDROOM 4

9'6" (2.90m) x 7'0" (2.13m). Radiator. Built in wardrobe. Lead effect uPVC double glazed window to rear aspect with outlook over neighbouring area, parts of Ludwell Valley and beyond.

From first floor landing, door to:

BATHROOM

6'8" (2.03m) x 6'2" (1.88m). A matching white suite comprising 'P' shaped panelled bath with fitted electric shower and curved glass shower screen. Low level WC. Wash hand basin with mixer tap. Heated ladder towel rail. Tiled wall surround. Tiled floor. Inset LED spotlights to ceiling. Obscure lead effect uPVC double glazed window to rear aspect.

OUTSIDE

The property occupies a generous size plot with the majority of the front garden laid to lawn with dividing steps and pathway leading to the front door with courtesy light. Shrub beds well stocked with a variety of maturing shrubs, plants and bushes. To the right side elevation of the property is a private driveway part of which is paved providing ample parking for numerous vehicles in turn providing access to:

DOUBLE GARAGE

18'10" (5.74m) x 18'4" (5.59m). With power and light. Pitched roof providing additional storage space. Twin up and over doors one of which being electric.

From the driveway a side gate open to the rear garden which enjoys a south westerly aspect consisting of a raised paved patio. Outside light and water tap. Step leads down to a neat shaped area of lawn with wide shrub beds stocked with a variety of maturing shrubs, plants and bushes. The rear garden is enclosed to all sides.

TENURE FREEHOLD

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout and take the 1st left onto Rydon Lane. Proceed straight ahead, passing Pynes Hill business park, take the next left into Parkland Drive continue down and the property in question will be found 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 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.

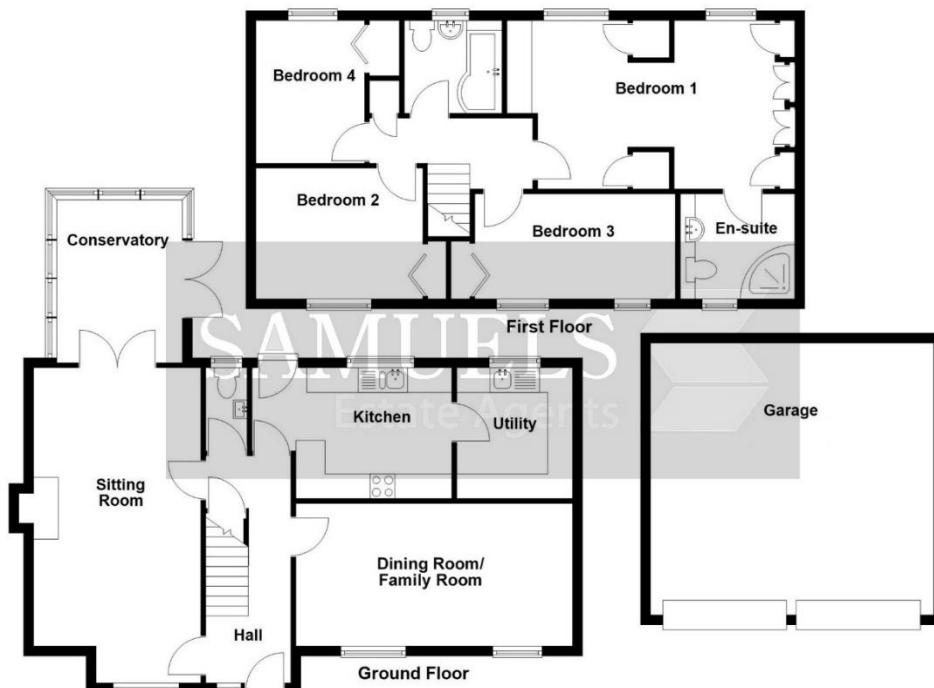
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1123/8537/AV



Total area: approx. 165.9 sq. metres (1785.3 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	68 D	
39-54	E		
21-38	F		
1-20	G		