

**39 SENTRY'S ORCHARD
EXMINSTER
NEAR EXETER
EX6 8UE**

PROOF COPY



£325,000 FREEHOLD



A much improved and extended four bedroom semi detached family home located within this popular village location providing good access to local amenities. Spacious living accommodation arranged over three floors. Four bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Ground floor cloakroom. Sitting room. Modern kitchen/dining room. Conservatory. Gas central heating. uPVC double glazing. Private driveway. Garage. Enclosed rear garden enjoying a high degree of privacy. Priced to sell. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Canopy entrance with courtesy light. uPVC double glazed front door leads to:

RECEPTION HALL

Tiled floor. Radiator. Cloaks hanging space. Smoke alarm. Door to:

CLOAKROOM

A matching white suite comprising low level WC. Wash hand basin set in vanity unit with modern style mixer tap and cupboard space beneath and tiled splashback. Tiled floor. Electric consumer unit. Obscure uPVC double glazed window to front aspect.

From reception hall, part frosted glass panelled door leads to:

SITTING ROOM

14'2" (4.32m) x 12'2" (3.71m) maximum. Radiator. Telephone point. Television aerial point. uPVC double glazed window to front aspect. Part frosted glass panelled double opening doors lead to:

KITCHEN/DINING ROOM

15'6" (4.72m) x 9'10" (3.0m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. Space for electric cooker. 1½ bowl sink unit with single drainer and modern style mixer tap. Dishwasher. Space for upright fridge freezer. Space for table and chairs. Radiator. Deep understair storage cupboard. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed sliding patio doors providing access to:

CONSERVATORY

7'10" (2.39m) x 7'6" (2.29m). uPVC double glazed full height windows and double opening doors providing access and outlook to rear garden.

FIRST FLOOR LANDING

Smoke alarm. Airing/linen cupboard with fitted shelving and radiator. Stairs rising to second floor. Door to:

BEDROOM 1

9'10" (3.0m) maximum x 9'10" (3.0m). Radiator. Television aerial point. Telephone point. uPVC double glazed window to front aspect. Door leads to:

ENSUITE SHOWER ROOM

A refitted modern white suite comprising quadrant tiled shower enclosure with fitted mains shower unit including separate shower attachment. Wash hand basin set in vanity unit with modern style mixer tap and cupboard space beneath. Part tiled walls. Heated ladder towel rail. Extractor fan. Obscure uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

9'4" (2.84m) x 7'10" (2.39m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 3

9'0" (2.74m) x 6'0" (1.83m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BATHROOM

A matching white suite comprising panelled bath with traditional style mixer tap including shower attachment, tiled screen and tiled splashback. Wall hung wash hand basin. Low level WC. Part tiled walls. Heated ladder towel rail. Light/shaver point. Extractor fan. Obscure uPVC double glazed window to side aspect.

From first floor landing, stairs lead to:

SECOND FLOOR LANDING

Smoke alarm. Double glazed Velux style to front aspect. Door to:

BEDROOM 4

11'6" (3.51m) maximum x 10'6" (3.20m) excluding recess (part sloped ceiling). Two access points to eaves/storage space. Electric radiator. Double glazed Velux windows to rear aspect. Double glazed Velux window to front aspect with outlook over neighbouring area and countryside beyond. Door to:

WALK IN WARDROBE

With electric light and hanging rail.

OUTSIDE

To the front of the property is an area laid to decorative stone chippings for ease of maintenance. To the right side elevation is a private driveway providing parking in turn providing access to:

SINGLE GARAGE

18'0" (5.49m) x 8'10" (2.69m). Fitted workbench with shelving over. Power and light. Plumbing and space for washing machine. Pitched roof providing additional storage space. Wall mounted boiler serving central heating and hot water supply. Part obscure uPVC double glazed door provides access to the rear garden.

The rear garden consists of a paved patio with outside light and water tap. Retaining wall with central steps leads to a raised area of garden laid to decorative stone chippings. Raised shrub beds. The rear garden provides a high degree of privacy and is enclosed to all sides.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Mining: No risk from mining

Council Tax: Band D (Teignbridge)

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 continue along this road for approximately 1 mile (ignore the 1st turning to Exminster) and proceed down to the mini roundabout (Swan's Nest). Take the 3rd exit into the village of Exminster and at the 1st mini roundabout bear left into Sentrays Orchard.

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 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.

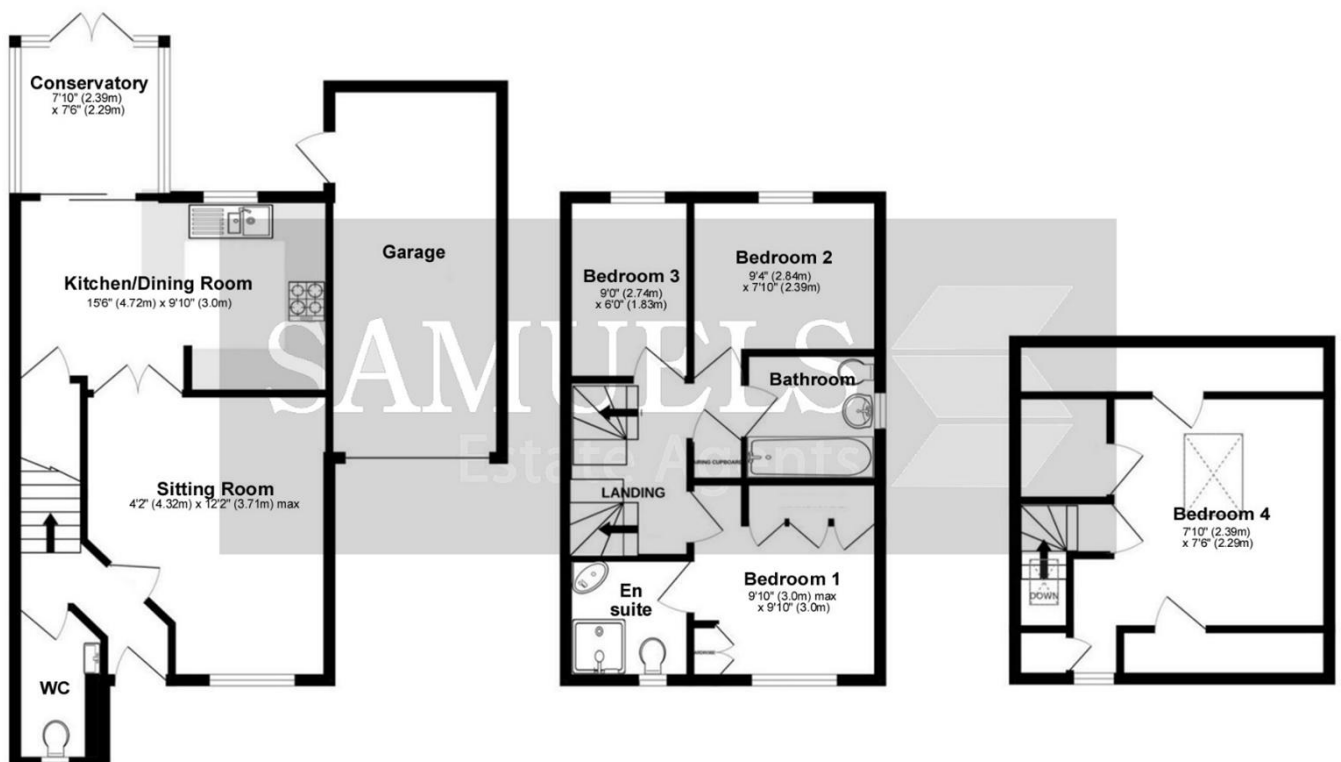
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0226/9136/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		