

**54 MULLIGAN DRIVE
EXETER
DEVON
EX2 7SJ**

PROOF COPY



OFFERS IN EXCESS OF £650,000 FREEHOLD



An opportunity to acquire a substantial modern detached family home occupying a fabulous end of cul-de-sac position with large garden enjoying a southerly aspect, private driveway and double garage. Desirable residential location convenient to local amenities, popular schools, major link roads and Newcourt railway station. Well proportioned living accommodation. Presented in good decorative order throughout. Four good size bedrooms. Ensuite shower room to master bedroom. Family bathroom. Large reception hall. Ground floor cloakroom. Ground floor study/family room. Sitting room. Separate dining room. Light and spacious modern kitchen/breakfast room. Utility room. Gas central heating. uPVC double glazing. Pleasant outlook over neighbouring area. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Canopy entrance. Composite front door, with inset obscure double glazed panel, leads to:

RECEPTION HALL

A spacious hallway. Attractive tiled flooring. Stairs rising to first floor. Radiator. Telephone point. Inset LED spotlights to ceiling. Deep understair storage cupboard. Door to:

SITTING ROOM

16'5" (5.0m) x 12'4" (3.76m). A well proportioned room. Two radiators. Telephone point. Television aerial point. Door to dining room. Two uPVC double glazed windows to front aspect.

From reception hall, door to:

STUDY/FAMILY ROOM

9'10" (3.0m) x 9'4" (2.84m) maximum. Telephone point. Radiator. Attractive tiled flooring. uPVC double glazed window to front aspect.

From reception hall, door to:

CLOAKROOM

A modern matching white suite comprising low level WC. Wash hand basin with modern style mixer tap and tiled splashback. Radiator. Attractive tiled flooring. Inset LED spotlights to ceiling. Extractor fan.

From reception hall, glass panelled door leads to:

KITCHEN/BREAKFAST ROOM

20'0" (6.10m) x 13'4" (4.06m) reducing to 11'4" (3.45m). A fabulous light and spacious room fitted with a range of matching white gloss fronted base, drawer and eye level cupboards. Granite effect roll edge work surfaces with matching splashback. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted AEG double oven/grill. Six ring AEG gas hob with glass splashback and double width filter/extractor hood over. Integrated dishwasher. Integrated upright fridge freezer. Two radiators. Ample space for table and chairs. Attractive tiled flooring. Inset LED spotlights to ceiling. Door to dining room. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed double opening doors, with matching full height side windows, providing access and outlook to rear garden. Door to:

UTILITY ROOM

6'2" (1.88m) x 5'2" (1.57m). Range of matching base and eye level cupboards. Granite effect roll edge work surface with matching splashback. Single drainer sink unit with modern style mixer tap. Integrated washing machine. Further appliance space. Attractive tiled flooring. Concealed wall mounted boiler serving central heating and hot water supply. Radiator. Electric consumer unit. Double glazed composite door provides access and outlook to side garden.

From sitting room and kitchen/breakfast room, doors lead to:

DINING ROOM

10'6" (3.20m) x 10'2" (3.10m). Radiator. uPVC double glazed double opening doors, with matching full height side windows, providing access and outlook to rear garden.

FIRST FLOOR LANDING

A spacious galleried landing. Radiator. Smoke alarm. Access to roof space. Deep double width airing cupboard housing hot water tank. Door to:

BEDROOM 1

15'8" (4.78m) maximum into wardrobe space x 14'0" (4.27m) maximum reducing to 11'8" (3.56m). Range of built in wardrobes to one wall providing hanging and shelving space. Thermostat control panel. Radiator. Two uPVC double glazed windows to rear aspect with pleasant outlook over rear garden and neighbouring area. Door to:

ENSUITE BATHROOM

8'4" (2.54m) maximum x 6'10" (2.08m). A modern matching white suite comprising panelled bath with central mixer tap and tiled splashback. Wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Good size tiled shower enclosure with fitted mains shower unit. Heated ladder towel rail. Shaver point. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to rear aspect.

From first floor landing, door to:

BEDROOM 2

12'4" (3.76m) x 11'4" (3.45m). Radiator. Two uPVC double glazed windows to front aspect.

From first floor landing, door to:

BEDROOM 3

11'8" (3.56m) x 11'10" (3.61m) maximum reducing to 9'10" (3.0m). Radiator. Two uPVC double glazed window to rear aspect again with outlook over rear garden and neighbouring area.

From first floor landing, door to:

BEDROOM 4

12'2" (3.71m) maximum x 10'10" (3.30m) maximum reducing to 8'2" (2.49m). Radiator. Two uPVC double glazed windows to front aspect.

From first floor landing, door to:

BATHROOM

8'4" (2.54m) x 6'10" (2.08m) maximum. A modern matching white suite comprising panelled bath with central mixer tap and tiled splashback. Wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Good size tiled shower enclosure with fitted main shower unit. Inset LED spotlights to ceiling. Extractor fan. Heated ladder towel rail. Obscure uPVC double glazed window to side aspect.

OUTSIDE

Directly to the front of the property is a double width driveway providing comfortable parking for two vehicles in turn providing access to:

DOUBLE GARAGE

20'6" (6.25m) x 20'0" (6.10m). Twin up and over doors. Pitched roof providing additional storage space. Power and light.

The front garden consists of a shaped area of lawn and area laid to decorative stone chippings for ease of maintenance. Stocked with a variety of shrubs, plants and palms. Dividing pathway leads to the front door with courtesy light. A pathway leads to a side gate in turn providing access to the side garden which consists of a good size level area of garden laid to artificial turf for ease of maintenance. Paved patio. Outside lighting. Side pathway opens to the rear garden which is a particular feature of the property consisting of a good size shaped area of level lawn with patio, outside lighting and water tap. Shrub beds well stocked with variety of young and maturing shrubs and plants. The rear garden is south facing and enjoys sun throughout the day and 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 – EE and Vodafone voice and data limited, O2 voice likely and data limited, Three no voice or data

Mobile: Outdoors – EE, Three, O2 and Vodafone voice and data 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 F (Exeter)

DIRECTIONS

From M5 (J30) take the A369 signposted 'Exeter' and continue along passing Sandy Park (Exeter Chiefs' Rugby Ground) and at the traffic light junction turn left and proceed straight ahead, over the mini roundabout, and proceed straight down. Take the 1st left into Sand Grove and continue around bearing right which then connects to Mulligan Drive continue to the top of this road, turn right, and the property in question will be found at the end of the cul-de-sac.

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.

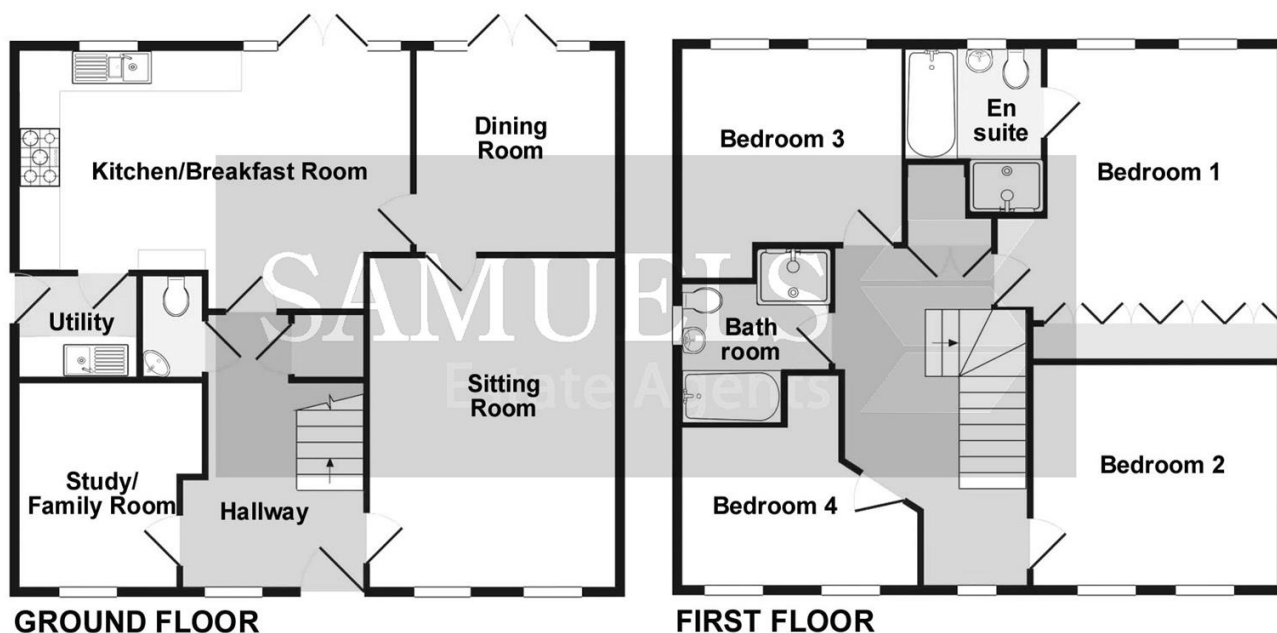
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0125/8847/AV



Total Approx floor area 157 sq.m. (1689 sq.ft.)

Floor plan for illustration purposes only – not to scale –



Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		