



**5 VAN BUREN PLACE  
RUSSELL WAY  
CLYST HEATH  
EXETER  
EX2 7TJ**

PROOF COPY



**OFFERS IN EXCESS OF £375,000 FREEHOLD**



**An opportunity to acquire a fabulous Grade II listed character barn conversion located within a small select development whilst providing good access to local amenities, bus and rail services to Exeter city centre, popular schools and major link roads. Presented in superb decorative order throughout. Three good size bedrooms. Ensuite shower room to master bedroom. Modern family bathroom. Impressive sitting room with part vaulted beamed ceiling. Light and spacious modern kitchen/dining room. Utility room. Ground floor cloakroom. Ground floor study/office. Good size enclosed lawned rear garden with patio. Two private allocated parking spaces. A stunning home. Viewing highly recommended.**

## **ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)**

Part glass panelled front door leads to:

### **KITCHEN/DINING ROOM**

Dining Area – 18'2" (5.54m) x 12'6" (3.81m) maximum. Decorative tiled flooring. Inset LED spotlights to feature high ceiling. Stairs rising to first floor. Feature vertical radiator. Sealed unit double glazed window to front aspect with outlook over neighbouring green. Open plan to:

Kitchen/Breakfast Area – 17'5" (5.31m) maximum x 10'10" (3.30m) maximum excluding door recess. Again a light and spacious room. Fitted with a range of modern gloss fronted base, drawer and eye level cupboards. Marble effect roll edge work surfaces with decorative tiled splashbacks. Fitted electric oven. Four ring gas hob with filter/extractor hood over. Integrated dishwasher. Single drainer sink unit with modern style mixer tap. Space for upright fridge freezer. Upright storage cupboard. Decorative tiled floor. Radiator. Inset LED spotlights to feature high ceiling. Thermostat control panel. Sealed unit double glazed door provides access and outlook to rear garden. Door to:

### **UTILITY ROOM**

5'8" (1.73m) x 4'2" (1.27m). Fitted roll edge work surface with tiled splashback. Plumbing and space for washing machine. Further appliance space. Tiled floor. Extractor fan. Glazed window to rear aspect with outlook over rear garden.

From kitchen/breakfast area, door to:

### **STUDY/OFFICE**

11'0" (3.35m) x 6'10" (2.08m). A characterful room to provide a number of uses. Tiled floor. Exposed brick work. Inset LED spotlights to feature high ceiling. Concealed wall mounted boiler serving central heating and hot water supply. Glazed window to rear aspect with outlook over rear garden.

From kitchen/breakfast area, door to:

### **CLOAKROOM**

A modern matching white suite comprising low level WC. Wall hung wash hand basin with modern style mixer tap. Tiled floor. Extractor fan.

From dining area, door to:

### **SITTING ROOM**

24'4" (7.42m) maximum x 13'2" (4.01m) maximum. Again a characterful room. Pitched ceiling. Radiator. Quality laminate wood effect flooring. Part exposed brick wall. Exposed ceiling. beams. Inset LED lighting. Living flame effect gas fired stove. Sealed unit double glazed double opening French doors providing access and outlook to rear garden.

### **FIRST FLOOR LANDING**

Access to roof space. Oak wood door leads to:

### **BEDROOM 1**

16'2" (4.93m) maximum x 9'2" (2.79m). Quality laminate wood effect flooring. Inset LED spotlights to ceiling. Radiator. Two sealed unit double glazed windows to rear aspect with outlook over rear garden. Oak wood door leads to:

### **ENSUITE SHOWER ROOM**

A modern matching white suite comprising quadrant tiled shower enclosure with fitted electric shower unit. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC. Part tiled walls. Exposed brick work. Tiled floor. Heated ladder towel rail. Inset LED spotlight. Extractor fan.

From first floor landing, oak wood door leads to:

### **BEDROOM 2**

11'0" (3.35m) x 7'0" (2.13m). Quality laminate wood effect flooring. Inset LED spotlights to ceiling. Radiator. Sealed unit double glazed window to front aspect with outlook over neighbouring green.

From first floor landing, oak wood door leads to:

### **BEDROOM 3**

10'2" (3.10m) maximum x 6'2" (1.88m). Quality laminate wood effect flooring. Radiator. Inset LED spotlights to ceiling. Sealed unit double glazed window to front aspect with outlook over neighbouring green.

From first floor landing, oak wood door leads to:

### **BATHROOM**

8'2" (2.49m) excluding door recess x 6'2" (1.88m). A modern matching white suite comprising 'P' shaped panelled bath with modern style mixer tap, fitted mains shower unit and curved glass shower screen. Low level WC. Wash hand basin with modern style mixer tap. Part tiled walls. Tiled floor. Heated ladder towel rail. Exposed ceiling beams. Inset LED spotlights to ceiling. Extractor fan. Linen cupboard with fitted shelving. Sealed unit double glazed window to side aspect.

### **OUTSIDE**

The rear garden is a particular feature of the property consisting of an attractive paved patio, with outside lighting and external power point. A good size shaped area of lawn with maturing shrub bed stocked with a variety of maturing shrubs, plants and trees including apple tree. The rear garden is enclosed to all sides whilst to the lower end of the garden is a timber shed. Dividing steps lead to a side gate providing pedestrian access.

### **AGENTS NOTE**

We have been advised there is currently a maintenance/service charge for the communal areas – this charge is £45 per month.

### **TENURE**

Freehold

## MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas Central Heating

Mobile: Indoors: EE and Three limited, 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 E

## DIRECTIONS

Proceeding out of Exeter along Topsham Road take the 1st exit left onto Rydon Lane (inner bypass) and proceed straight head, passing Pynes Hill Business Park, and at the next set of traffic lights turn right signposted 'Superstore'. Proceed down over the 1st roundabout and continue to the next roundabout and again continue straight over. Before the next set of traffic lights turn left onto Russell Way and at the next roundabout Van Buren Place 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 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.

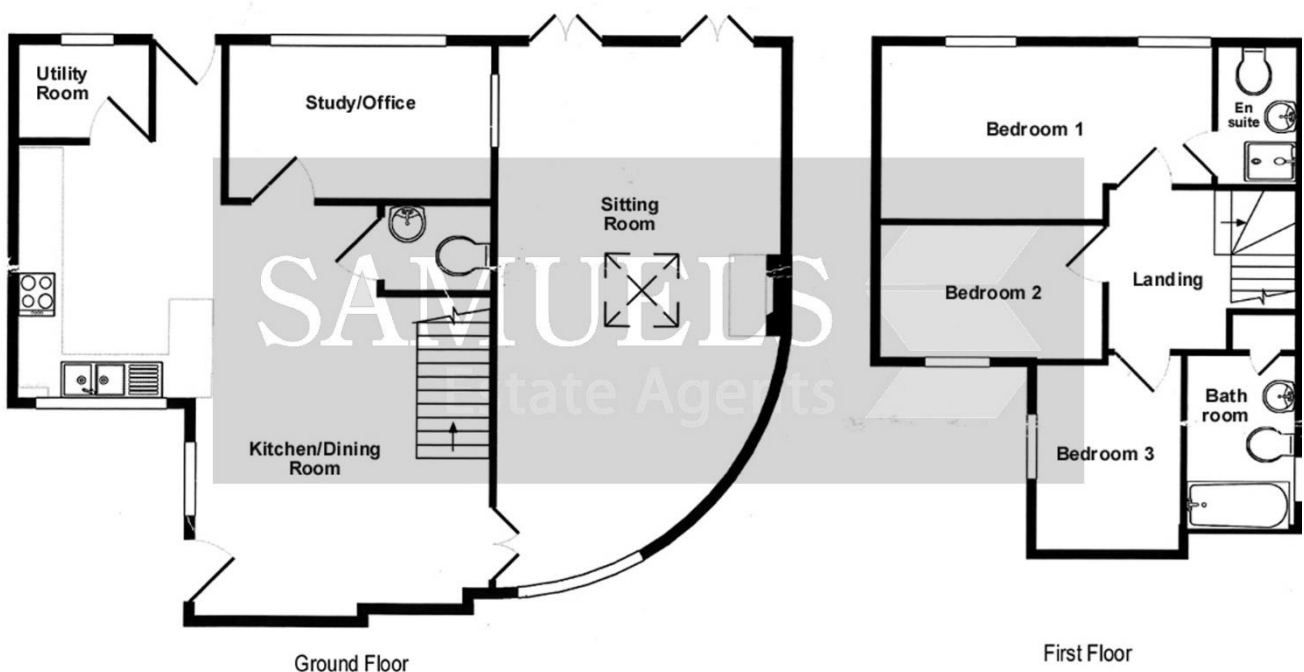
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0924/8755/AV



Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		