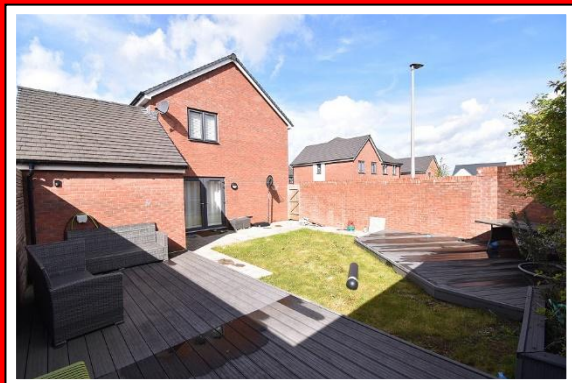
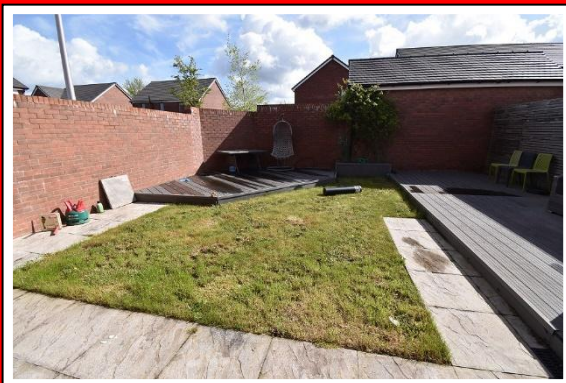




**28 FLAY FIELD  
TITHEBARN  
EXETER  
EX1 3YA**



**£360,000 FREEHOLD**



A stylish modern detached family home occupying a corner plot position with private driveway, garage and good size enclosed rear garden. Presented in good decorative order throughout. Three good size bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Sitting room. Modern kitchen/dining room. Utility room. Cloakroom. uPVC double glazing. District heating. Popular residential development providing good access to local amenities, major link roads and Exeter city centre. No onward chain. Viewing recommended.

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

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

### **RECEPTION HALL**

Engineered oak wood flooring. Radiator. Electric consumer unit. Smoke alarm. Stairs rising to first floor. Oak wood door leads to:

### **SITTING ROOM**

18'6" (5.64m) x 10'4" (3.15m). A light and spacious room. Radiator. Telephone point. Television aerial point. Engineered oak wood flooring. Inset LED spotlights to ceiling. uPVC double glazed window to side aspect. uPVC double glazed double opening doors providing access and outlook to rear garden.

From reception hall, oak wood door leads to:

### **KITCHEN/DINING ROOM**

18'6" (5.64m) x 9'6" (2.90m) excluding door recess reducing to 9'0" (2.74m). A well proportioned room with modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Granite work surfaces with tiled splashbacks. Double oven/grill. Four ring electric hob with filter/extractor hood over. 1½ bowl sink unit set within granite work surface with single drainer and modern style mixer tap. Integrated upright fridge freezer. Integrated dishwasher. Ample space for table and chairs. Radiator. Engineered oak wood flooring. Feature vertical radiator. Inset LED spotlights to ceiling. Two uPVC double glazed windows to front aspect. uPVC double glazed window to side aspect. Oak wood door leads to:

### **UTILITY ROOM**

6'6" (1.98m) x 5'2" (1.57m). Wood effect roll edge work surface with tiled splashback. Plumbing and space for washing machine. Base cupboard. Engineered oak wood flooring. Wall mounted concealed heat exchanger. Radiator. Composite door, with inset obscure double glazed panel, leads to driveway. Oak wood door leads to:

### **CLOAKROOM**

A modern matching white suite comprising low level WC. Wall hung wash hand basin. Radiator. Engineered oak wood flooring. Extractor fan.

### **FIRST FLOOR LANDING**

Radiator. Smoke alarm. Access to roof space. Deep storage cupboard. uPVC double glazed window to side aspect. Door to:

### **BEDROOM 1**

18'6" (5.64m) x 10'4" (3.15m) maximum reducing to 6'2" (1.88m). Again a light and spacious room. Two radiators. Large built in triple wardrobe. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed window to side aspect. Door to:

### **ENSUITE SHOWER ROOM**

A modern matching white suite comprising double width tiled shower enclosure with fitted mains shower unit including separate shower attachment. Wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Heated ladder towel rail. Extractor fan. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to side aspect.

From first floor landing, door to:

### **BEDROOM 2**

10'8" (3.25m) into wardrobe space x 8'4" (2.54m) excluding door recess. Radiator. Built in double wardrobe. uPVC double glazed windows to both front and side aspects.

From first floor landing, door to:

### **BEDROOM 3**

9'2" (2.79m) x 7'6" (2.29m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BATHROOM**

A modern matching white suite comprising panelled bath with modern style mixer tap including shower attachment and tiled splashback. Wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Radiator. Extractor fan. Obscure uPVC double glazed window to side aspect.

### **OUTSIDE**

The property benefits from occupying a corner plot site with the front and side gardens well stocked with a variety of maturing shrubs, plants and bushes. A dividing pathway leads to the front door with courtesy light. To the side elevation is an attractive brick paved private driveway providing parking with water tap, external power point and light. Access to adjoining:

### **SINGLE GARAGE**

With power and light. Pitched roof providing additional storage space.

The rear garden is a particular feature of the property consisting of a paved patio leading to a shaped area of lawn. Two raised composite decked terraces providing ease of maintenance. Raised shrub bed. The rear garden is enclosed to all sides by timber fencing and attractive brick walling whilst a side gate provides pedestrian access.

### **TENURE FREEHOLD**

## MATERIAL INFORMATION

Construction Type: To be confirmed

Mains: - Water, drainage, electric

Heating: District heating.

Mobile: Indoors – EE and Vodafone voice & data likely, O2 voice likely & data limited, Three voice & data limited

Mobile: Outdoors – EE, Three, O2 and Vodafone voice and data likely

Broadband: Standard & Ultrafast available.

Flood Risk: River & sea – Very low risk, Surface water – Very Low risk

Mining: No risk from mining

Council Tax: Band D (East Devon)

## DIRECTIONS

Proceeding out of Exeter along Pinhoe Road continue to the end of this road by Sainsbury's and bear left. Continue down to the next set of traffic lights bearing right onto Cumberland Way at the next roundabout turn left onto Tithebarn Way and continue on this road for approximately 1 mile and take the 2<sup>nd</sup> left into Hutchings Drive then 2<sup>nd</sup> left into Flay Field continue down and the property in question will be found on the right 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.

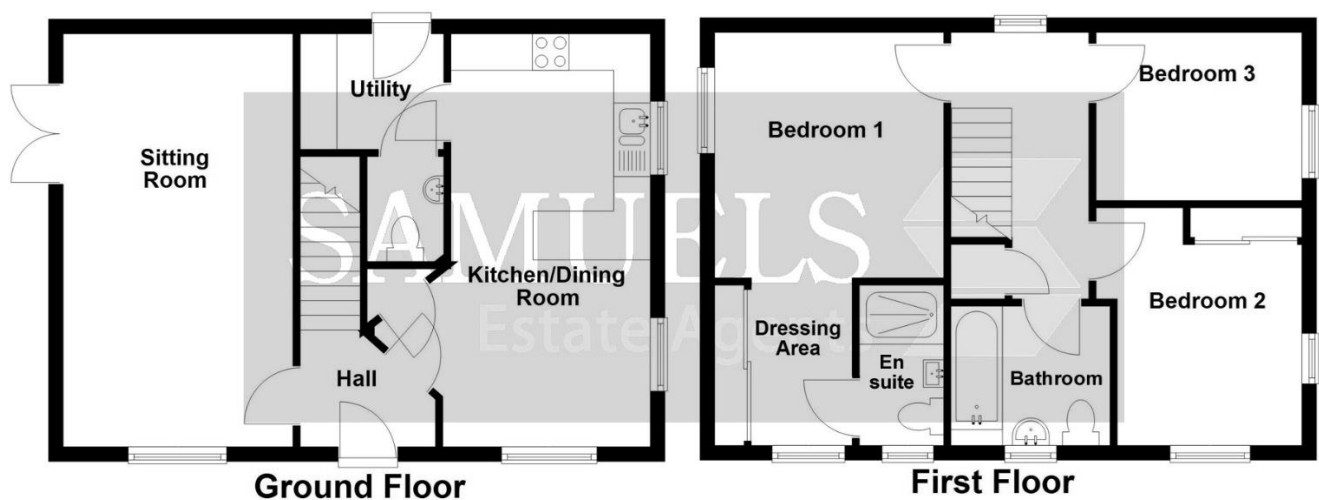
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0425/8923/AV**



**Ground Floor**

**First Floor**

Total area: approx. 90.0 sq. metres (968.6 sq. feet)

Floor plan for illustratin purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		