



**5 STADDLE STONE ROAD  
TITHEBARN  
EXETER  
EX1 3FS**



**GUIDE PRICE £400,000 - £415,000 FREEHOLD**



**A deceptively spacious four good size bedroom detached family home located within this popular residential development providing good access to local amenities, science park and major link roads. Good decorative order throughout. Four double bedrooms. Ensuite shower room to master bedroom. Good size shower room. Reception hall. Ground floor cloakroom. Light and spacious sitting room open plan to modern kitchen/dining room. Good size integral garage. Private drive. Enclosed lawned rear garden. A great family home. Viewing highly recommended.**

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

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

### **RECEPTION HALL**

Radiator. Telephone point. Thermostat control panel. Quality vinyl flooring. Stairs rising to first floor. Deep storage cupboard with electric consumer unit. Door to:

### **CLOAKROOM**

A modern matching white suite comprising low level WC. Wash hand basin with modern style mixer tap and tiled splashback. Radiator. Obscure uPVC double glazed window to front aspect.

From reception hall, door to:

### **SITTING ROOM**

17'0" (5.18m) x 14'10" (4.52m). A light and spacious room. Radiator. Quality vinyl flooring. Television aerial point. Telephone point. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed double opening doors providing access and outlook to rear garden. Open plan to:

### **KITCHEN/DINING ROOM**

13'10" (4.22m) x 8'10" (2.69m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces with matching splashback. 1½ bowl sink unit with single drainer and mixer tap. Fitted double oven/grill. Four ring electric hob with stainless steel splashback and filter/extractor hood over. Plumbing and space for washing machine. Integrated dishwasher. Integrated upright fridge freezer. Space for table and chairs. Quality vinyl flooring. Radiator. Wall mounted concealed heat exchanger. uPVC double glazed window to front aspect.

### **FIRST FLOOR LANDING**

A spacious landing. Radiator. Access to roof space. Deep storage cupboard. Door to:

### **BEDROOM 1**

17'0" (5.18m) maximum reducing to 9'10" (3.0m) x 11'8" (3.56m) maximum. A spacious 'L' shaped room. Thermostat control panel. Radiator. Two uPVC double glazed windows to rear aspect. Door to:

### **ENSUITE SHOWER ROOM**

A spacious ensuite comprising good size shower enclosure with fitted mains shower unit and tiled surround. Wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Shaver point. Heated ladder towel rail. Obscure uPVC double glazed window to side aspect.

From first floor landing, door to:

### **BEDROOM 2**

12'2" (3.71m) x 10'6" (3.20m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 3**

10'6" (3.20m) x 9'10" (3.0m). Radiator. uPVC double glazed window to rear aspect.

From first floor landing, door to:

### **BEDROOM 4**

10'4" (3.15m) x 9'10" (3.0m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **FAMILY SHOWER ROOM**

A modern matching white suite comprising full length 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. Shaver point. Obscure uPVC double glazed window to front aspect.

### **OUTSIDE**

To the front of the property is a small area of garden with various maturing shrubs and plants. Dividing pathway leads to the front door with courtesy light. Up and over door provides vehicle access to:

### **GARAGE**

23'0" (7.01m) x 9'10" (3.0m). A good size garage. Power and light. To the rear of the garage is an electronically operated roller door again providing vehicle access to private driveway providing parking for one vehicle.

From the driveway a side gate provides access to the rear garden which consists of a paved patio leading to a good size shaped area of lawn. Timber shed. The rear garden is stocked with a variety of maturing shrubs, plants and trees and is enclosed to all sides.

**TENURE**

Freehold

**COUNCIL TAX**

Band E

**DIRECTIONS**

Proceeding out of Exeter along Pinhoe Road continue to the Sainsbury's junction and bear left, continue down to the next set of traffic lights and proceed straight ahead. At the next roundabout turn left into Tithebarn Way and proceed along taking the 1<sup>st</sup> right into Staddlestone Road.

**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.

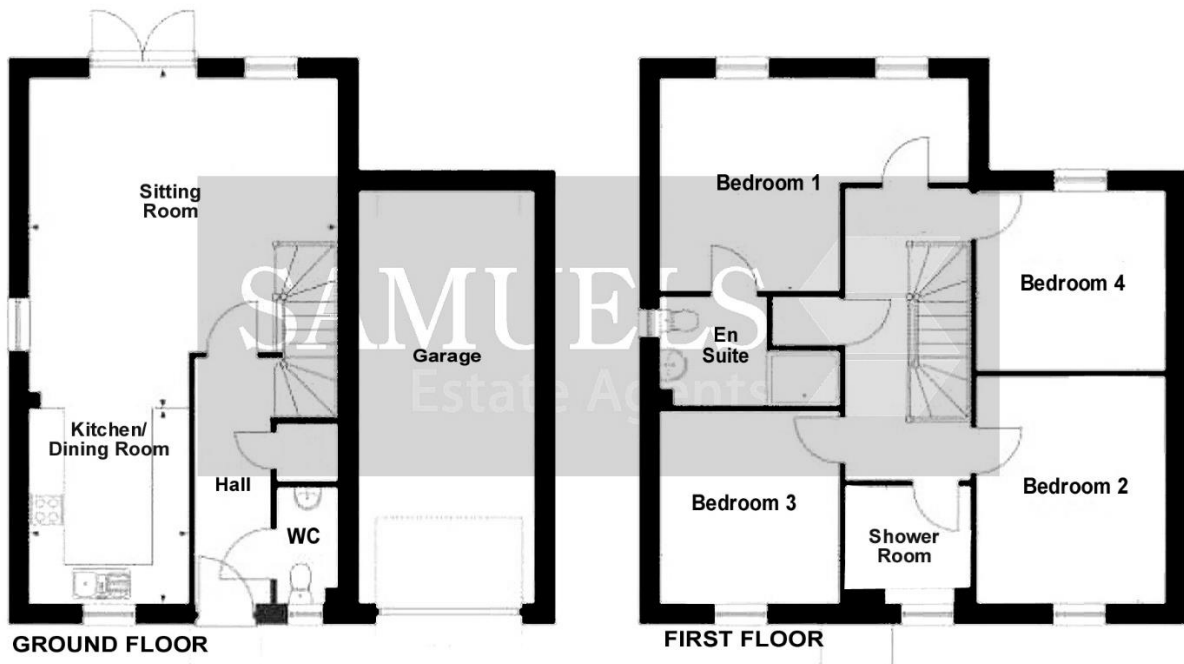
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

**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/0724/8687/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		