



**11 JUPES CLOSE  
EXMINSTER  
NEAR EXETER  
EX6 8BP**



**£300,000 FREEHOLD**



A well presented semi detached family home occupying a delightful cul-de-sac position within close proximity to local village amenities including bus service in to Exeter city centre. Three good size bedrooms. First floor bathroom. Reception hall. Light and spacious lounge/dining room. Kitchen/breakfast room. Ground floor cloakroom. Gas central heating. uPVC double glazing. Private driveway. Integral garage. Good size enclosed rear garden enjoying a southerly aspect. Popular village on the outskirts of Exeter providing good access to local amenities and major link roads. No chain. Viewing highly recommended.

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

Canopy entrance. Front door leads to:

### **RECEPTION HALL**

Radiator. Stairs rising to first floor. Smoke alarm. uPVC double glazed window to side aspect. Door to:

### **CLOAKROOM**

A matching suite comprising low level WC. Wash hand basin with tiled splashback. Radiator. Extractor fan.

From reception hall, door to:

### **LOUNGE/DINING ROOM**

16'10" (5.13m) x 12'10" (3.91m) maximum reducing to 9'6" (2.90m). A light and spacious room. Two radiators. Understair storage cupboard. Wall light point. Thermostat control panel. uPVC double glazed window to rear aspect with outlook over rear garden. Double glazed sliding patio doors providing access and outlook to rear garden.

From reception hall, door to:

### **KITCHEN/BREAKFAST ROOM**

9'4" (2.84m) x 8'4" (2.54m). Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces with tiled splashbacks. Single drainer sink unit with mixer tap. Fitted electric cooker (included in sale). Fridge (included in sale). Plumbing and space for washing machine. Radiator. Wall mounted boiler serving central heating and hot water supply (installed November 2021). Space for small table and chairs. uPVC double glazed window to side aspect. uPVC double glazed window to front aspect.

### **FIRST FLOOR LANDING**

Access to roof space. Smoke alarm. Door to:

### **BEDROOM 1**

14'6" (4.42m) maximum into wardrobe space x 9'10" (3.0m) excluding door recess. Range of built in wardrobes to majority of one wall providing hanging and shelving space. Radiator. Television aerial point. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 2**

11'4" (3.45m) maximum into wardrobe space x 9'2" (2.79m) excluding door recess. Again a range of built in wardrobes to majority of one wall providing hanging and shelving space. Television aerial point. uPVC double glazed window to rear aspect with pleasant outlook over rear garden.

From first floor landing, door to:

### **BEDROOM 3**

7'6" (2.29m) x 6'4" (1.93m). Radiator. uPVC double glazed window to rear aspect with pleasant outlook over rear garden.

From first floor landing, door to:

### **BATHROOM**

9'0" (2.74m) x 6'4" (1.93m) maximum. A matching suite comprising panelled bath with mixer tap including shower attachment and fitted electric shower unit over. Wash hand basin. Low level WC. Part tiled walls. Heated ladder towel rail. Extractor fan. Deep storage cupboard with fitted shelving. Shaver point. Obscure uPVC double glazed window to front aspect.

### **OUTSIDE**

To the front and side of the property is an area of garden stocked with a variety of maturing shrubs, plants and flowers. Water tap. Private driveway provides parking in turn providing access to:

### **GARAGE**

16'2" (4.93m) x 7'10" (2.39m). Up and over door providing vehicle access. High pitched ceiling. Power and light.

A dividing pathway and steps lead to the front/side door. A side timber gate provides access to the rear garden which is a particular feature of the property enjoying a southerly aspect whilst consisting of a paved patio with outside lighting. Curved retaining wall with side steps leading to a raise lawned area of garden. Side steps lead to a further area of lawn. The rear garden is well stocked with a variety of maturing shrubs, plants and trees 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 C (Teignbridge)

### **DIRECTIONS**

Proceed out of Exeter along Topsham road. Continue to Countess Wear roundabout, then take the third exit left onto Bridge Road. At the next roundabout bear left onto Sannerville Way. Continue to the end of this road, at the roundabout take the third exit into Exminster. Continue straight ahead over the next mini roundabout to the brow of the hill turning right into Jupes Close, continue down the road and turn left and the property in question 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 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.

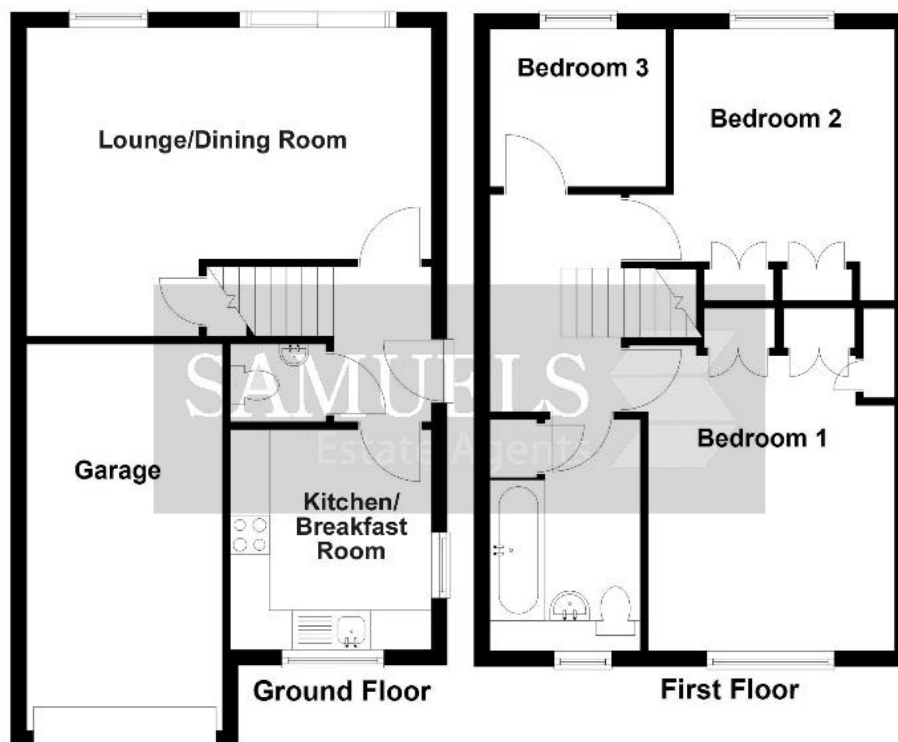
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

### **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/1025/9057/AV**



Total area: approx. 84.3 sq. metres (907.2 sq. feet)  
Floor plan for illustration purposes only – not to scale



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 66 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |