



**23 GLEBELANDS  
EXMINSTER  
NEAR EXETER  
EX6 8AR**

PROOF COPY



**£395,000 FREEHOLD**



**A deceptively spacious semi detached chalet bungalow occupying a generous corner plot site with large rear/side gardens offering great scope for extension/development (subject to the necessary consents). Three good size bedrooms. Ensuite bathroom to master bedroom. Reception hall. Sitting room. Dining room. uPVC double glazed conservatory. Kitchen. Spacious modern shower/wet room. Ground floor study/store. Private driveway providing ample parking. End of cul-de-sac position within close proximity to local amenities. Popular village location on the outskirts of Exeter. Viewing highly recommended.**

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

Lead effect obscure uPVC double glazed front door leads to:

### **ENTRANCE VESTIBULE**

Cloak hanging space. uPVC double glazed window to side aspect with outlook over rear garden. Part obscure glazed door leads to:

### **RECEPTION HALL**

Smoke alarm. Understair storage cupboard. Stairs rising to first floor. Alarm junction panel. Door to:

### **SITTING ROOM**

22'10" (6.96m) x 11'10" (3.61m) maximum reducing to 9'4" (2.84m). Radiator. Three wall light points. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed door, with matching side panel, providing access and outlook to rear garden. Double opening doors lead to conservatory. Open plan to:

### **DINING ROOM**

11'4" (3.45m) x 10'2" (3.10m). Radiator. Two wall light points. uPVC double glazed window to side aspect. Glass panelled door leads to kitchen. Door to:

### **CONSERVATORY**

16'8" (5.08m) x 10'2" (3.10m). A spacious uPVC double glazed conservatory with power and light. Full height uPVC double glazed windows to three aspects. Part pitched double glazed roof.

From dining room, door to:

### **KITCHEN**

21'8" (6.60m) x 10'0" (3.05m) maximum reducing to 6'10" (2.08m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with decorative tiled splashbacks. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted range cooker with four ring gas hob and filter/extractor hood over. Plumbing and space for washing machine. Space for upright fridge freezer. Further appliance space. Door to reception hall. uPVC double glazed window and door providing access to rear garden.

From reception hall, door to:

### **LARGE SHOWER/WET ROOM**

11'10" (3.61m) x 7'10" (2.39m). A matching white suite comprising twin wash hand basins set within large vanity unit with range of storage and drawer space beneath. Two medicine cabinets. Large fitted mirror. Low level WC. Radiator. Fitted electric shower unit with tiled splashback. Double glazed window to side aspect.

From reception hall, doorway leads to:

### **STORE/STUDY**

7'8" (2.30m) x 6'2" (1.88m). Radiator.

From reception hall, door to:

### **INNER HALLWAY**

Stairs rising to first floor. Doorway opens to:

### **BEDROOM 3**

10'10" (3.30m) x 10'0" (3.05m) maximum into wardrobe space. Range of wardrobes, with mirror fronted doors, to one wall. Cupboard housing boiler serving central heating and hot water supply, also housing lagged hot water cylinder. Radiator. uPVC double glazed window to side aspect. uPVC double glazed window to front aspect.

From kitchen, door to:

### **BEDROOM 2**

15'10" (4.83m) x 11'8" (3.56m). Exposed brick chimney breast with fireplace recess and raised hearth. Two wall light points. Feature circular shaped obscure glazed window to side aspect. Obscure uPVC double glazed window to front aspect. Obscure uPVC double glazed door providing access to front elevation.

### **FIRST FLOOR**

#### **BEDROOM 1**

17'0" (5.18m) excluding wardrobe space x 16'0" (4.88m) maximum reducing to 9'8" (2.95m) ('L' shaped room). A spacious room with part sloped ceilings. Three access points to large eaves/storage space. Range of built in wardrobes and cupboards to one wall. Radiator. Telephone point. Smoke alarm. Double glazed Velux window to rear aspect with outlook over neighbouring area and countryside beyond. Two uPVC double glazed windows to side aspect with outlook over neighbouring area. Door to:

#### **ENSUITE BATHROOM**

9'6" (2.90m) maximum x 9'5" (2.87m). A matching white suite comprising 'P' shaped panelled bath with traditional style central mixer tap with electric shower unit over, curved shower screen and tiled splashback. Wash hand basin. Low level WC. Part tiled walls. Radiator. Light/shaver point. Double glazed Velux window to side aspect.

### **OUTSIDE**

The property is approached via a pillared entrance leading to a private driveway providing parking for numerous vehicles. Side shrub bed. Sloped pathway leads to door providing wheelchair access to bedroom 2. Access to front door.

To the left side elevation is a gate opening to the rear garden, which is a particular feature of the property, and as previously mentioned the property occupies a good size corner plot site with great scope for extension or indeed development (subject to the necessary consents). The garden consists of a good size shaped area of lawn with surrounding shrub borders well stocked with a variety of maturing shrubs, plants and trees. Raised shrub beds with dividing pathways. Concrete patio leading directly to the rear elevation which consists of two paved patios with side steps leading to a further concrete patio with large timber shed. Access to kitchen door.

**TENURE  
FREEHOLD**

**DIRECTIONS**

Proceeding out of Exeter along Topsham Road continue along to Countess Wear roundabout and take the 3<sup>rd</sup> exit down into Bridge Road and proceed over the swing bridge. At the next roundabout take the 1<sup>st</sup> exit left into Sannerville Way. Continue along taking the 1<sup>st</sup> right signposted 'Exminster'. Continue along through the village, passing the Stowey Arms public house, taking the next left down into Glebelands. Continue down and around and proceed down to the end of the cul-de-sac where the property in question is the middle bungalow in front of you.

**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.

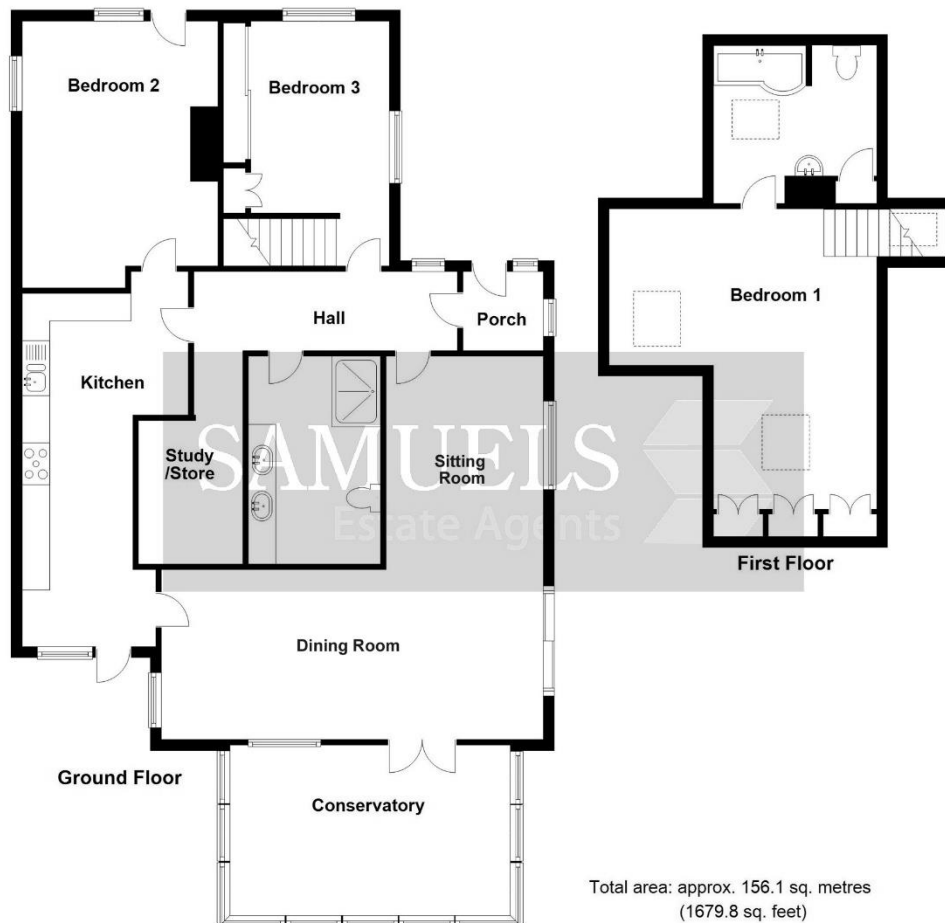
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

**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/0424/8600/AV**



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		