



**17 OLD QUARRY DRIVE
EXMINSTER
NEAR EXETER
EX6 8FJ**



£400,000 FREEHOLD



A deceptively spacious and well presented four bedroom detached family home occupying a delightful pedestrianised position with pleasant outlook and views over neighbouring green and beyond. Well proportioned accommodation arranged over three floors. Four good size bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Ground floor cloakroom. Light and spacious lounge/dining room. Modern kitchen. Enclosed easy to maintain rear garden enjoying southerly aspect. Driveway and garage. Popular village location on the outskirts of Exeter. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

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

RECEPTION HALL

A spacious hallway. Radiator. Smoke alarm. Telephone point. Stairs rising to first floor. Thermostat control panel. Door to:

CLOAKROOM

A modern matching white suite comprising low level WC. Wall hung wash hand basin with modern style mixer tap and tiled splashback. Radiator. Fitted mirror. Extractor fan. Obscure uPVC double glazed window to front aspect.

From reception hall, door to:

KITCHEN

10'2" (3.10m) x 9'0" (2.74m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Granite work surfaces with matching splashback. 1½ bowl sink unit set with granite work surface incorporating single drainer and modern style mixer tap. Fitted double oven/grill. Four ring electric hob with glass splashback and filter/extractor hood over. Integrated dishwasher. Integrated upright fridge freezer. Plumbing and space for washing machine. uPVC double glazed window to front aspect with pleasant outlook over neighbouring green.

From reception hall, door to:

LOUNGE/DINING ROOM

20'2" (6.15m) x 14'4" (4.37m) maximum. A light and spacious room with two radiators. Television aerial point. Telephone point. Deep storage cupboard. 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.

FIRST FLOOR LANDING

Radiator. Smoke alarm. Stairs rising to second floor. Door to:

BEDROOM 2

11'6" (3.51m) x 11'6" (3.51m) maximum. Radiator. Full height part obscure uPVC double glazed window to front aspect with pleasant outlook over neighbouring green and beyond.

From first floor landing, door to:

BEDROOM 3

11'10" (3.61m) x 10'4" (3.15m) maximum reducing to 8'8" (2.64m). Radiator. uPVC double glazed window to rear aspect.

From first floor landing, door to:

BEDROOM 4

11'4" (3.45m) x 9'8" (2.95m) maximum. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BATHROOM

8'6" (2.59m) x 6'4" (1.93m). A modern matching white suite comprising panelled bath with modern style mixer tap including shower attachment, glass shower screen and tiled splashback. Low level WC. Wall hung wash hand basin with modern style mixer tap and tiled splashback. Fitted mirror. Shaver point. Heated ladder towel rail. Inset LED spotlight to ceiling. Extractor fan. Obscure uPVC double glazed window to front aspect.

SECOND FLOOR LANDING

Radiator. Smoke alarm. Airing cupboard housing hot water tank and boiler serving central heating and hot water supply. Door to:

BEDROOM 1

16'2" (4.93m) maximum into recess x 11'8" (3.56m) maximum. A light and spacious room. Built in double wardrobe. Two radiators. Television aerial point. Double glazed Velux style window to rear aspect. uPVC double glazed window to front aspect offering fine outlook over neighbouring green and beyond. Door to:

ENSUITE SHOWER ROOM

7'4" (2.54m) x 4'6" (1.37m). A modern matching white suite comprising double width shower enclosure with fitted mains shower unit. Low level WC. Wall hung wash hand basin with modern style mixer tap. Fitted mirror. Heated ladder towel rail. Shaver point. Extractor fan. Inset LED spotlights to ceiling. Double glazed Velux style window to rear aspect.

OUTSIDE

To the front of the property is an area of garden laid to decorative stone chippings/pebbles for ease of maintenance. A dividing pathway leads to the front door. The rear garden enjoys a southerly aspect whilst consists of a paved patio and raised timber decked terrace. Outside light. Area of garden mostly laid to artificial turf for ease of maintenance. Raised shrub bed. The rear garden is enclosed to all sides whilst steps lead to a rear gate providing immediate access to private allocated parking space. The property also benefits from a single garage which is situated under a coach house close by:

SINGLE GARAGE (Leasehold)

20'0" (6.10m) x 9'10" (3.0m). Up and over door providing vehicle access.

TENURE

Freehold

SERVICE/MAINTENANCE CHARGE

We have been advised by our client that there is an annual charge of £300 for maintenance of the communal areas.

COUNCIL TAX

Band E

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout and take the 3rd exit left down onto Bridge Road. At the roundabout bear left onto Sannerville Way, proceed along and take the 1st right signposted 'Exminster'. Continue into the village and at the brow of this hill turn left into Milbury Farm Meadow, the property in question will be found on the right hand side overlooking the green occupying a pedestrianised position (vehicle access is gained from the rear of the property).

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/0624/8676/AV



Total area: approx. 113.0 sq. metres (1216.0 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		