



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



GUIDE PRICE £325,000-£335,000 FREEHOLD



A stylish modern detached family home occupying a corner plot site with enclosed level rear garden, private driveway and garage. Light and spacious living accommodation. Presented in good decorative order. Three bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Ground floor cloakroom. Sitting room. Modern kitchen/dining room. Gas central heating. uPVC double glazing. Popular village location on the outskirts of Exeter providing good access to local amenities and major link roads. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

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

RECEPTION HALL

Wood effect vinyl flooring. Radiator. Stairs rising to first floor. uPVC double glazed window to rear aspect. Smoke alarm. Inset LED spotlights to ceiling. Telephone point. Understair storage cupboard. Radiator. 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. Fitted mirror. Wood effect vinyl flooring. Radiator. Extractor fan.

From reception hall, door to:

SITTING ROOM

15'2"(4.62m) x 10'8" (3.25m). A dual aspect room with two radiators. Inset LED spotlights to ceiling. Television aerial point. uPVC double glazed windows to both front and side aspects with bespoke window shutters.

From reception hall, door to:

KITCHEN/DINING ROOM

15'2"(4.62m) x 9'0" (2.74m) maximum. A light and spacious room fitted with a range of matching gloss fronted base, drawer and eye level cupboards. Wood effect work surfaces with matching splashback. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted electric oven. Four ring electric hob with glass splashback and filter/extractor hood over. Integrated dishwasher. Integrated washing machine. Integrated upright fridge freezer. Space for table and chairs. Radiator. Wall mounted concealed boiler serving central heating and hot water supply. Wood effect vinyl flooring. Inset LED spotlights to ceiling. uPVC double glazed window to front aspect with bespoke window shutters. uPVC double glazed window with outlook over rear garden. uPVC double glazed double opening doors providing access and outlook to rear garden.

FIRST FLOOR LANDING

Smoke alarm. Access to roof space. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect. Hive thermostat control panel. Door to:

BEDROOM 1

11'8" (3.59m) x 9'0" (2.74m). Radiator. Inset LED spotlights to ceiling. uPVC double glazed window to side aspect. Door to:

ENSUITE SHOWER ROOM

A refitted modern matching suite comprising tiled shower enclosure with fitted electric shower unit. Low level WC. Wall hung wash hand basin with modern style mixer tap. Shaver point. Extractor fan. Heated ladder towel rail. Inset LED spotlights to ceiling. Part tiled walls. Tiled floor. Obscure uPVC double glazed window to side aspect.

From first floor landing, door to:

BEDROOM 2

10'10" (3.30m) x 8'2" (2.49m) maximum. Radiator. Large uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 3

10'8" (3.25m) x 6'10" (2.08m) maximum. Radiator. uPVC double glazed window to side 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. Low level WC. Wall hung wash hand basin with modern style mixer tap and tiled splashback. Large fitted mirror. Heated ladder towel rail. Shaver point. Extractor fan. Inset LED spotlights to ceiling. Tiled floor. Obscure uPVC double glazed window to front aspect.

OUTSIDE

The property benefits from occupying a corner plot site with the front garden mostly laid to decorative chipped slate for ease of maintenance. Dividing pathway leads to the front door, with courtesy light. Side shrub bed with maturing hedgerow. Directly to the side elevation is a private brick paved driveway providing parking for one vehicle in turn providing access to:

GARAGE

19'6" (5.94m) x 10'2" (3.10m). A good size garage with power and light. Pitched roof providing additional storage space. Up and over door.

Between the driveway and property is a paved pathway with side gate and further pathway leading to the rear garden, which is a particular feature of the property, enjoying a southerly aspect whilst consisting of a good size paved patio with raised flower/shrub bed. Outside light and water tap. Section of garden laid to artificial turf for ease of maintenance. Raied flower/shrub bed. The rear garden is enclosed to all sides.

**TENURE
FREEHOLD**

MAINTENANCE CHARGE

We await confirmation of the charge for the upkeep of the communal areas.

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout taking the 3rd exit left down into Bridge Road and continue down. At the next roundabout bear left onto Sannerville Way and proceed along taking the right hand turning signposted 'Exminster' and continue along, under the motorway bridge, almost to the brow of the hill turning left into Milbury Farm Meadow. At the 'T' junction turn right into Old Quarry Drive continue along taking the next left and proceed to the bottom of the road where the property in question will be found.

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/0326/9158/AV



Floor plan for illustration purposes – not to scale



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