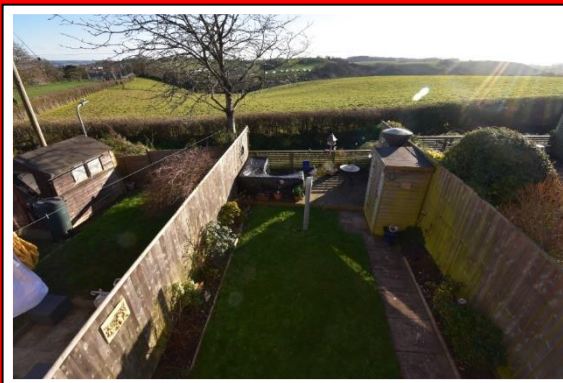




**32 OAK CLOSE  
EXMINSTER  
NEAR EXETER  
EX6 8ST**



**OFFERS IN EXCESS OF £285,000 FREEHOLD**



**A much improved and modernised semi detached house occupying a delightful cul-de-sac position with fine outlook and views over neighbouring countryside and beyond. Presented in superb decorative order throughout. Two double bedrooms. Recently installed luxury modern bathroom. Light and spacious lounge/dining room open plan to modern kitchen/breakfast room. Gas central heating. uPVC double glazing. Private driveway with parking for two vehicles. Enclosed lawned rear garden with timber decking enjoying southerly aspect. Popular village location on the outskirts of Exeter. A must see property. Viewing highly recommended.**

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

Canopy entrance with courtesy light. Attractive composite front door, with inset double glazed panel, leads to:

### **LOUNGE/DINING ROOM**

13'6" (4.11m) x 12'8" (3.86m) maximum. A light and spacious room. Laminate wood effect flooring. Radiator. Inset LED spotlights to ceiling. Television aerial point. Telephone point. Stairs rising to first floor. Digital heat pump/air conditioning unit. uPVC double glazed window to side aspect. uPVC double glazed window to front aspect. Open plan to:

### **KITCHEN/BREAKFAST ROOM**

12'8" (3.86m) x 10'0" (3.05m). Fitted with a range of matching base, drawer and eye level cupboards. Wood effect work surfaces incorporating breakfast bar. Fitted oven. Four ring gas hob with tiled splashback and filter/extractor hood over. 1½ bowl sink unit with single drainer and modern style mixer tap. Plumbing and space for washing machine. Space for upright fridge freezer. Laminate wood effect flooring. Wall mounted boiler serving central heating and hot water supply. Inset LED spotlights to ceiling. 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**

Access to roof space. Smoke alarm. Oak wood door leads to:

### **BEDROOM 1**

12'8" (3.86m) maximum into wardrobe space x 8'2" (2.49m). Radiator. Range of quality Hammond built in wardrobes to one wall providing hanging and shelving space. uPVC double glazed window to rear aspect offering fine outlook over rear garden, neighbouring countryside and beyond including Exe estuary.

From first floor landing, oak wood door leads to:

### **BEDROOM 2**

12'8" (3.86m) maximum into wardrobe space x 8'2" (2.49m) maximum. Radiator. Range of quality built in Hammond wardrobes to one wall providing hanging and shelving space. Deep walk in storage cupboard with fitted shelving. uPVC double glazed window to front aspect.

From first floor landing, oak wood door leads to:

### **BATHROOM**

6'8" (2.03m) x 6'2" (1.88m). A quality recently installed modern bathroom suite comprising panelled bath with modern style mixer tap, fitted mains shower unit, glass shower screen and decorative tiled splashback. Low level WC with concealed cistern. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath and decorative tiled splashback. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Frosted uPVC double glazed window to side aspect.

### **OUTSIDE**

To the front of the property is a private double length driveway providing parking for approximately two vehicles. Pathway leads to the front door with further area of garden laid to decorative stone chippings for ease of maintenance. Timber shed. To the right side elevation is a side gate and pathway in turn providing access to the rear garden, which is a particular feature of the property, providing a high degree of privacy whilst enjoying a southerly aspect. Neat shaped area of lawn. Water tap. Side shrub beds. Dividing pathway leads to the lower end of the garden which consists of an attractive raised timber decked terrace and storage shed. The rear garden enjoys the fine outlook and views over the neighbouring countryside, Exe estuary and beyond.

### **TENURE FREEHOLD**

### **DIRECTIONS**

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout and take the 3<sup>rd</sup> exit left down onto Bridge Road. At the next roundabout bear left onto Sannerville Way and proceed along taking the right hand turning signposted 'Exminster'. Continue into the village, passing the Stowey Arms public house, and turn right into Reddaway Drive then 1<sup>st</sup> left into Brownlees then 3<sup>rd</sup> left into Oak Close. Continue into the cul-de-sac and the property in question will be found on the right 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 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.

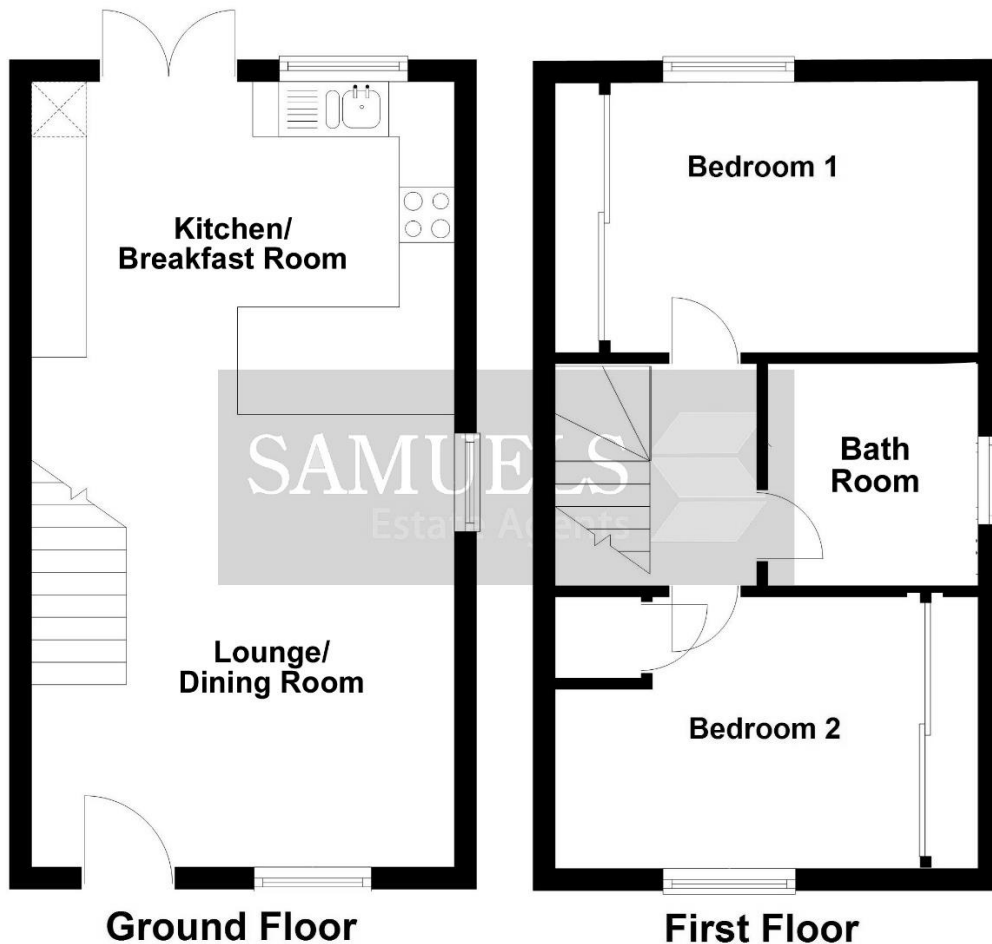
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

**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/0124/8556/AV**



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		