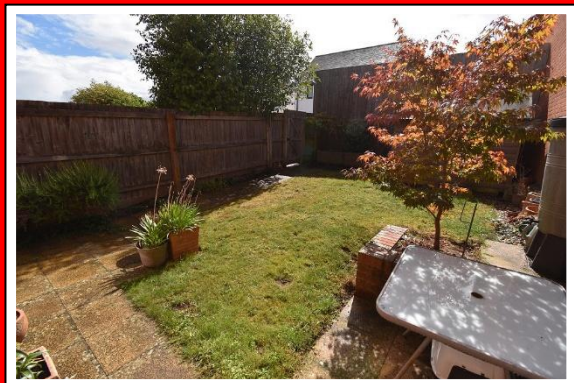
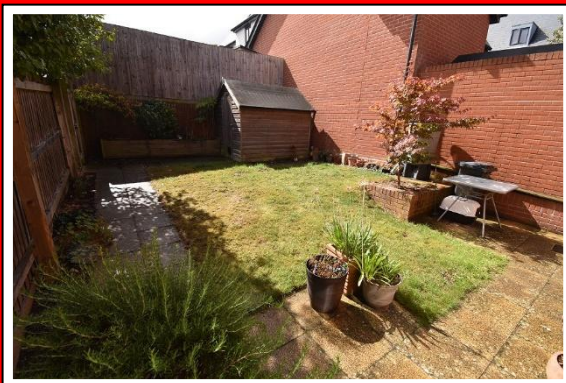




**3 OLD QUARRY DRIVE
EXMINSTER
NEAR EXETER
EX6 8FJ**



£340,000 FREEHOLD



A stylish semi detached family home occupying a delightful position with pleasant outlook over neighbouring green and beyond. Presented in superb decorative order throughout. Three bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Ground floor cloakroom. Light and spacious sitting room. Modern kitchen/dining room. Enclosed rear garden enjoying southerly aspect. Private parking space. Garage. Highly convenient position providing good access to local village amenities, major link roads and bus service into Exeter city centre. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

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

RECEPTION HALL

Radiator. Smoke alarm. Thermostat control panel. Stairs rising to first floor. Deep storage cupboard with fitted shelving also housing electric consumer unit and cloak hanging space. 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. Radiator. Extractor fan. Obscure uPVC double glazed window to front aspect.

From reception hall, door to:

KITCHEN/DINING ROOM

14'6" (4.42m) x 8'8" (2.64m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Wood effect roll edge 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 upright fridge freezer. Plumbing and space for washing machine. Space for table and chairs. Radiator. uPVC double glazed window to front aspect with pleasant outlook over neighbouring green.

From reception hall, door to:

SITTING ROOM

15'6" (4.72m) x 12'4" (3.76m). A light and spacious room. Two radiators. Telephone point. Television aerial point. 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. Radiator. Door to:

BEDROOM 1

12'10" (3.91m) x 8'10" (2.69m). Television aerial point. Radiator. Thermostat control panel. Built in double wardrobe with sliding mirrored doors. uPVC double glazed window to front aspect again with pleasant outlook over neighbouring green. Door to:

ENSUITE SHOWER ROOM

A modern matching white suite comprising tiled shower enclosure with fitted electric shower unit. Wall hung wash hand basin with modern style mixer tap and tiled splashback. Fitted mirror. Low level WC. Heated ladder towel rail. Part tiled walls. Shaver point. Inset LED spotlights to ceiling. Extractor fan. 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). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 3

7'6" (2.29m) x 7'2" (2.18m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BATHROOM

9'2" (2.79m) maximum x 6'6" (1.98m) maximum. A modern matching white suite comprising panelled bath with modern style mixer tap and tiled splashback. Low level WC. Wall hung wash hand basin with modern style mixer tap and tiled splashback. Large fitted mirror. Shaver point. Part tiled walls. Heated ladder towel rail. Inset LED spotlights to ceiling. Smoke alarm. Deep storage cupboard, with fitted shelf, housing boiler serving central heating and hot water supply. Two obscure uPVC double glazed windows to front aspect.

OUTSIDE

To the front of the property is an enclosed garden laid to decorative paving. Shrub beds well stocked with a variety of maturing shrubs and plants. Dividing gate and pathway leads to the front door with courtesy light. To the right side elevation is a pathway and gate leading to the rear garden which enjoys a southerly aspect and consists of a paved patio, with outside light, leading to a shaped area of lawn. Side shrub bed. Dividing pathway leads to the top end of the garden with a good size timber shed. The rear garden is enclosed by all sides and enjoys a high degree of privacy whilst a rear gate provides access to a private allocated parking space and **garage** situated close by beneath a coach house (garage is leasehold – right hand garage beneath coach house).

TENURE

FREEHOLD

SERVICE/MAINTENANCE CHARGE

We have been advised by our client that there is an annual charge of £243 for maintenance of the communal areas.

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

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout and take the 3rd exit left down into 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 taking the 1st right into Milbury Farm Meadow. The property in question will be found on the right hand side overlooking the green.

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.

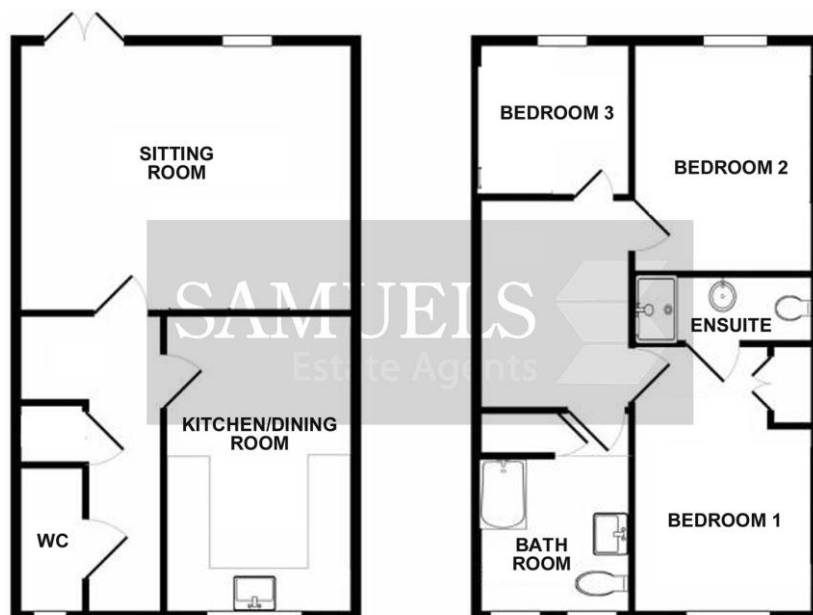
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0925/9027/AV



Floor plan for illustration purposes only – 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		