



**21 GARLAND MEADOW
TITHEBARN
EXETER
EX1 3RR**

PROOF COPY



£399,995 FREEHOLD



A fabulous modern four bedroom detached family home located within this popular residential development providing good access to local amenities, major link roads and Science park. Recently redecorated and carpeted. Presented in good decorative order throughout. Four bedrooms. Ensuite shower room to master bedroom. Family bathroom. Spacious sitting room. Modern kitchen/dining room. Utility room. Cloakroom. Private driveway. Garage. Enclosed rear garden. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

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

RECEPTION HALL

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

SITTING ROOM

15'10" (4.83m) x 11'0" (3.35m). A light and spacious room with recently fitted new carpet. Radiator. Television aerial point. uPVC double glazed window to front aspect. Part glass panelled double opening doors lead to:

KITCHEN/DINING ROOM

18'2" (5.54m) x 10'2" (3.10m). Again another light and spacious room. Modern kitchen fitted with a range of matching white gloss fronted base, drawer and eye level cupboards. Quartz work surface with matching splashback incorporating breakfast bar. 1½ bowl sink unit set within quartz worktop. Single drainer with modern style mixer tap. Fitted oven. Four ring electric hob with filter/extractor hood over. Integrated fridge. Integrated dishwasher. Space for table and chairs. Deep walk in understair 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. Door leads to:

UTILITY ROOM

7'2" (2.18m) x 5'6" (1.68m). Fitted quartz work surface with matching splashback. Plumbing and space for washing machine. Further appliance space. Radiator. Wall mounted concealed heat exchanger. Part obscure double glazed composite door to side elevation. 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. Radiator. Obscure uPVC double glazed window to rear aspect.

FIRST FLOOR LANDING

Access to roof space. Smoke alarm. Storage cupboard. Door to:

BEDROOM 1

14'4" (4.37m) maximum reducing to 11'0" (3.35m) x 13'10" (4.22m) maximum reducing to 10'6" (3.20m). Radiator. Deep storage cupboard/wardrobe. uPVC double glazed window to front aspect. Door leads to:

ENSUITE SHOWER ROOM

A modern matching white suite comprising tiled shower enclosure with fitted main shower unit. Low level WC. Wash hand basin with modern style mixer tap and tiled splashback. Radiator. Extractor fan. Obscure uPVC double glazed window to side aspect.

From first floor landing, door to:

BEDROOM 2

12'4" (3.76m) x 9'4" (2.84m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 3

9'6" (2.90m) x 9'4" (2.84m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 4

9'6" (2.90m) 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

6'10" (2.08m) x 6'4" (1.93m). A modern matching white suite comprising panelled bath with modern style mixer tap and tiled splashback. Wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Radiator. Extractor fan. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is an area of garden laid to lawn with surrounding shrub beds. Dividing pathway leads to front door. Attractive brick paved private driveway provides parking in turn providing access to:

GARAGE

15'8" (4.78m) x 8'10" (2.69m). With power and light. Electric consumer unit. Up and over door providing vehicle access.

To the right side elevation is a paved pathway and side gate which provides access to the rear garden which consists of an extensive raised paved patio with water tap. Flower/shrub beds. Shaped area of lawn. The rear garden is enclosed to all sides.

TENURE

Freehold

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric

Heating: District heating

Mobile: Indoors - EE and Three limited, O2 and Vodafone likely : Outdoors – EE, Three, O2 and Vodafone likely

Broadband: Standard, Superfast & Ultrafast available.

Flood Risk: River & sea – Very low risk, Surface water – Very low risk

Mining: No risk from mining

Council Tax: Band E

DIRECTIONS

Proceeding out of Exeter along Pinhoe Road continue to the end of this road by Sainsbury's and bear left. Continue down to the next set of traffic lights bearing right onto Cumberland Way at the next roundabout turn left onto Tithebarn Way and continue on this road for approximately 1 mile and take the 2nd left into Hutchings Drive, continue down and take the 1st left into Garland Meadow.

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 on 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 surveyors 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.

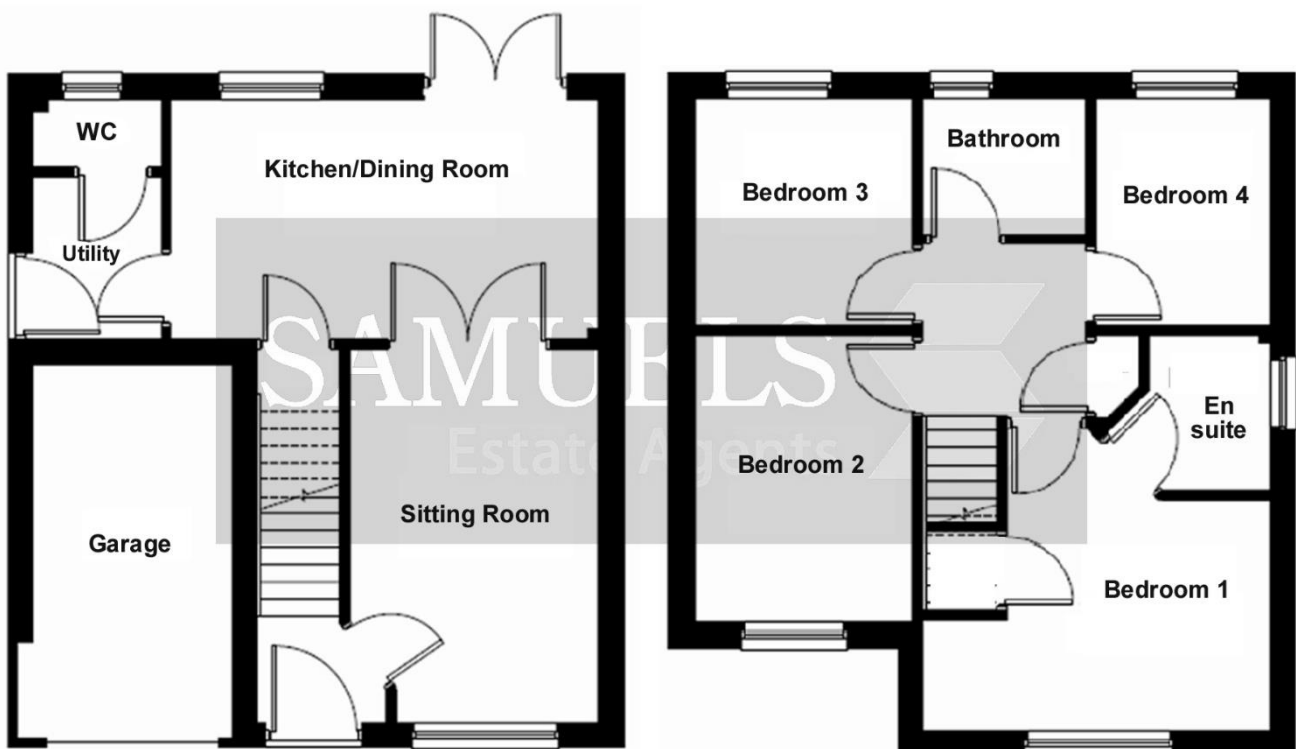
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0924/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		