



**42 MILLER WAY  
EXMINSTER  
NEAR EXETER  
EX6 8TH**



**GUIDE PRICE £295,000 FREEHOLD**



**A beautifully presented modern semi detached house located within this highly sought after residential development providing good access to local amenities and major link roads. Two double bedrooms. First floor refitted modern bathroom. Reception hall. Modern kitchen. Light and spacious lounge/dining room. Enclosed rear garden enjoying westerly aspect. Private driveway. Garage. Gas central heating. uPVC double glazing. Popular village on the outskirts of Exeter. Ideal first time buy/investment purchase. No chain. Viewing highly recommended.**

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

Canopy entrance. Attractive composite front door, with inset obscure double glazed panels, leads to:

### **RECEPTION HALL**

Radiator. Cloak hanging space. Smoke alarm. Stairs rising to first floor. Doorway opens to:

### **KITCHEN**

9'8" (2.95m) x 7'6" (2.29m) maximum reducing to 5'6" (1.68m). A refitted modern kitchen comprising a range of matching base, drawer and eye level cupboards. Granite effect roll edge work surfaces with tiled splashbacks. Single drainer sink unit with modern style mixer tap. Fitted oven. Four ring gas hob with filter/extractor hood over. Plumbing and space for washing machine. Space for upright fridge freezer. Wall mounted upright storage cupboard housing boiler serving central heating and hot water supply. uPVC double glazed window to front aspect.

From reception hall, door to:

### **LOUNGE/DINING ROOM**

14'4"(4.37m) x 12'0" (3.66m) maximum. A light and spacious room. Radiator. Television aerial point. Telephone point. Understair storage cupboard. uPVC double glazed double opening doors providing access and outlook to rear garden.

### **FIRST FLOOR LANDING**

Access to roof space. Smoke alarm. Door to:

### **BEDROOM 1**

11'10" (3.61m) maximum into wardrobe space x 9'0" (2.74m). Radiator. Range of built in bedroom furniture to one wall comprising two double wardrobes and central three drawer chest with overhead storage cupboards. Television aerial point. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BEDROOM 2**

11'10" (3.61m) maximum x 8'4" (2.54m) maximum. Radiator. Airing cupboard, with fitted shelving, housing hot water tank. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BATHROOM**

A refitted modern matching white suite comprising panelled bath with folding glass shower screen, fitted mains shower over. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC. Heated ladder towel rail. Extractor fan. Obscure uPVC double glazed window to side aspect.

### **OUTSIDE**

To the front of the property is a small walled area of garden with flower/shrub bed. Dividing pathway leads to front door. A private driveway provides parking for one vehicle in turn providing access to:

### **GARAGE**

16'10" (5.13m) x 8'2" (2.49m). Pitched roof providing additional storage space. Power and light. Up and over door providing vehicle access. Part glazed rear door provides access to the rear garden.

The rear garden enjoys a westerly aspect whilst consisting of a paved patio with outside light and leading to a good size shaped area of lawn. Shrub beds stocked with a variety of maturing shrubs, plants and firs. The rear garden is enclosed to all sides.

### **TENURE**

Freehold

### **COUNCIL TAX**

Band C

### **DIRECTIONS**

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout taking the 3rd exit left down into Bridge Road. At the next roundabout bear left onto Sannerville Way and continue along taking the 1st right hand turning signposted 'Exminster' and continue into the village taking the 1st right into Reddaway Drive then 1st right into Miller Way.

### **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.

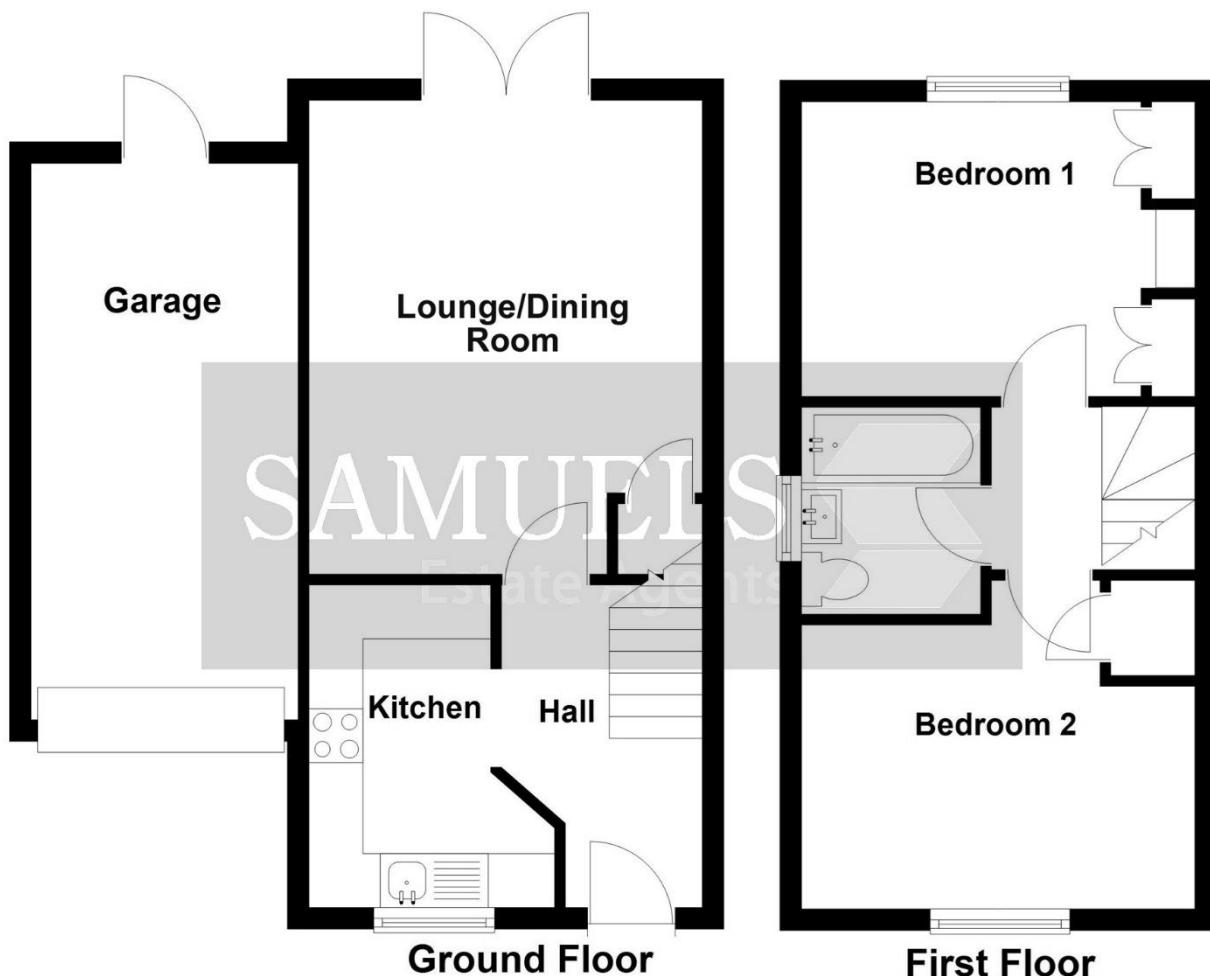
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

**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/0624/8677/AV**



**Ground Floor** **First Floor**  
Total area: approx. 67.8 sq. metres (729.3 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		