

**MAY COTTAGE
FARMHOUSE RISE
EXMINSTER
NEAR EXETER
EX6 8AT**



£450,000 FREEHOLD



An opportunity to acquire a fabulous four bedroom semi detached family home occupying a delightful tucked away location whilst convenient to all village amenities. Spacious versatile living accommodation arranged over three floors. Four bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Ground floor cloakroom. Sitting room. Kitchen with range cooker opening to dining room. Private gravelled driveway providing ample parking. Front and rear gardens. Fine outlook and views over neighbouring area, Exe Estuary and beyond. Highly sought after village location on the outskirts of Exeter. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

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

RECEPTION HALL

Tiled floor. Stairs rising to first floor. Understair recess. Cloak hanging space. Radiator. Smoke alarm. Thermostat control panel. Door to:

CLOAKROOM

A matching white suite comprising low level WC. Wall hung wash hand basin with tiled splashback. Radiator. Tiled floor. Lead effect obscure double glazed window to front aspect.

From reception hall, door to:

SITTING ROOM

16'2" (4.93m) x 11'0" (3.35m). A light and spacious room. Radiator. Attractive tiled fireplace with inset living flame effect gas fire (not connected), raised hearth, wood surround and mantel over. Television aerial point. Lead effect double glazed window to front aspect with outlook over front garden, neighbouring area and countryside beyond.

From reception hall, door to:

KITCHEN

14'4" (4.37m) maximum x 9'0" (2.74m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashback. Single drainer sink unit with modern style mixer tap. Fitted range cooker with double width filter/extractor hood over. Integrated upright fridge freezer. Plumbing and space for washing machine. Integrated dishwasher. Inset LED spotlights to ceiling. Wall mounted boiler serving central heating and hot water supply (installed 2018). Lead effect double glazed window to rear aspect with outlook over rear garden. Feature exposed brick archway opens to:

DINING ROOM

11'2" (3.40m) x 8'10" (2.69m). Inset LED spotlights to ceiling. Radiator. Lead effect double glazed door, with matching side panels, provides access and outlook to rear garden.

FIRST FLOOR LANDING

Smoke alarm. Stairs rising to second floor. Door to:

BEDROOM 1

12'4" (3.76m) x 10'2" (3.10m). Radiator. Lead effect double glazed window to front aspect offering fine outlook over neighbouring area, including Topsham, Exe Estuary and beyond. Door to:

ENSUITE SHOWER ROOM

A matching white suite comprising tiled shower enclosure with fitted mains shower unit. Wash hand basin. Low level WC. Radiator. Inset LED spotlights to ceiling. Light/shaver point. Extractor fan. Obscure lead effect double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

11'2" (3.40m) maximum x 9'0" (2.74m). Radiator. Lead effect double glazed window to rear aspect with outlook over neighbouring fields.

From first floor landing, door to:

BEDROOM 3

8'10" (2.69m) x 8'2" (2.49m) excluding recess and wardrobe space. Radiator. Built in wardrobe. Airing cupboard, with fitted shelving, housing hot water cylinder. Lead effect double glazed window to rear aspect with outlook over neighbouring fields.

From first floor landing, door to:

BATHROOM

8'6" (2.59m) x 6'8" (2.03m) maximum. A matching white suite comprising panelled bath with modern style mixer tap including shower attachment and tiled splashback. Wash hand basin. Low level WC. Radiator. Shaver point. Inset LED spotlights to ceiling. Extractor fan. Obscure lead effect double glazed window to side aspect.

From first floor landing, stairs lead to:

BEDROOM 4/FAMILY ROOM

18'4" (5.59m) x 14'8" (4.47m) maximum. A fabulous light and spacious room to provide a number of uses. Radiator. Access point to eaves/storage space. Access to roof void. Inset LED spotlights to ceiling. Smoke alarm. Three double glazed Velux window to rear aspect. Lead effect double glazed window to front aspect again offering fine outlook over neighbouring area, including Topsham, Exe Estuary and beyond.

OUTSIDE

Directly to the front of the property is a lovely mature garden laid to lawn with surrounding shrub beds well stocked with a variety of maturing shrubs, plants, bushes and trees. A gravelled driveway, with courtesy light, provides parking for numerous vehicles with access to the front door. To the left side elevation is a good size timber shed and outside lighting. The pathway extends to the rear garden which is mostly laid to paving for ease of maintenance with outside lighting, water tap, raised shrub bed and fish pond. The rear garden enjoys a south westerly aspect and is enclosed to all sides.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE and Three voice & data limited, O2 voice likely & data limited, Vodafone voice & data likely
Mobile: Outdoors – EE, Three, O2 and Vodafone voice and data 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 D (Teignbridge)

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout and take the 3rd exit down into Bridge Road and continue over the swing bridge. At the next roundabout bear left onto Sannerville Way and continue along taking the 1st turning right signposted 'Exminster' and continue under the bridge taking the next right into Reddaway Drive. Continue around, passing Devington Park, and take the next right into Farmhouse Rise, take the next left and continue along passing the football field and May Cottage 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/0525/8950/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		