



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

PROOF COPY



£325,000 FREEHOLD



A well appointed modern end link family home occupying a highly convenient position providing good access to local amenities and major link roads. Good decorative order throughout. Three bedrooms. Ensuite shower room to master bedroom. First floor family bathroom. Sitting room. Modern kitchen/dining room. Utility area. Ground floor cloakroom. Good size adjoining single garage. Enclosed rear garden enjoying southerly aspect. Fully owned solar panel system. Popular village location on the outskirts of Exeter. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

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

RECEPTION HALL

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

SITTING ROOM

13'8" (4.17m) x 10'2" (3.10m). Radiator. Telephone point. Television aerial point. Deep understair storage cupboard housing electric consumer unit, electric meter and solar panel junction box. uPVC double glazed window to front aspect. Door to:

KITCHEN/DINING ROOM

10'2" (3.10m) x 9'10" (3.0m). A modern kitchen fitted with a range of matching gloss fronted base, drawer and eye level cupboards. Wood work surfaces with tiled splashback. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted oven. Four ring electric hob with filter/extractor hood over. Integrated upright fridge freezer. Integrated dishwasher. Space for table and chairs. Radiator. uPVC double glazed double opening doors providing access and outlook to rear garden. Opening to:

UTILITY AREA

Plumbing and space for washing machine. Base cupboard. Fitted wood effect work surface with matching splashback. Wall mounted concealed boiler serving central heating and hot water supply. 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. Radiator. Extractor fan.

FIRST FLOOR LANDING

Smoke alarm. Stairs rising to second floor. Deep storage cupboard. Obscure uPVC double glazed window to front aspect. Door to:

BEDROOM 3

8'10" (2.69m) x 6'10" (2.08m). Radiator. Full height uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

13'8" (4.17m) x 7'10" (2.39m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BATHROOM

A matching white suite comprising panelled bath with modern style mixer tap including shower attachment, folding glass shower screen and tiled splashback. Wall hung wash hand basin set in vanity unit with modern style mixer tap and drawer space beneath. Low level WC. Part tiled walls. Large fitted mirror. Shaver point. Tiled floor. Heated ladder towel rail. Extractor fan. Inset LED spotlights to ceiling.

SECOND FLOOR LANDING

Access to roof space. Door to:

BEDROOM 1

11'4" (3.45m) excluding wardrobe space x 10'2" (3.10m). Built in double wardrobe with mirror fronted doors. Television aerial point. Thermostat control panel. Radiator. Access to roof space. uPVC double glazed window to front aspect. Door to:

ENSUITE SHOWER ROOM

A modern matching white suite comprising deep tiled shower enclosure with fitted mains shower unit including separate shower attachment. Wall hung wash hand basin, with modern style mixer tap, set in vanity unit with drawer space beneath. Low level WC. Part tiled walls. Fitted mirror. Tiled floor. Shaver point. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Double glazed Velux style window to rear aspect.

OUTSIDE

To the right side elevation of the property is a:

GARAGE

19'6" (5.94m) x 10'2" (3.10m). A good size garage. Power and light. Pitch roof providing additional storage space. Up and over door providing vehicle access. Rear courtesy door provides access to the rear garden.

The rear garden consists of a paved patio leading to a shaped area of lawn. Raised timber decked terrace. Timber shed. Outside light. The rear garden is enclosed to all sides and enjoys a southerly aspect.

TENURE

Freehold

MAINTENANCE CHARGE

We have been advised by our client that there is an annual charge of £250 for maintenance of the communal areas.

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 and continue down. At the next roundabout bear left onto Sannerville Way and proceed along taking the right hand turning signposted 'Exminster' and continue along, under the motorway bridge, almost to the brow of the hill turning left into Milbury Farm Meadow. At the 'T' junction turn right into Old Quarry Drive then 1st left and continue down where 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 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.

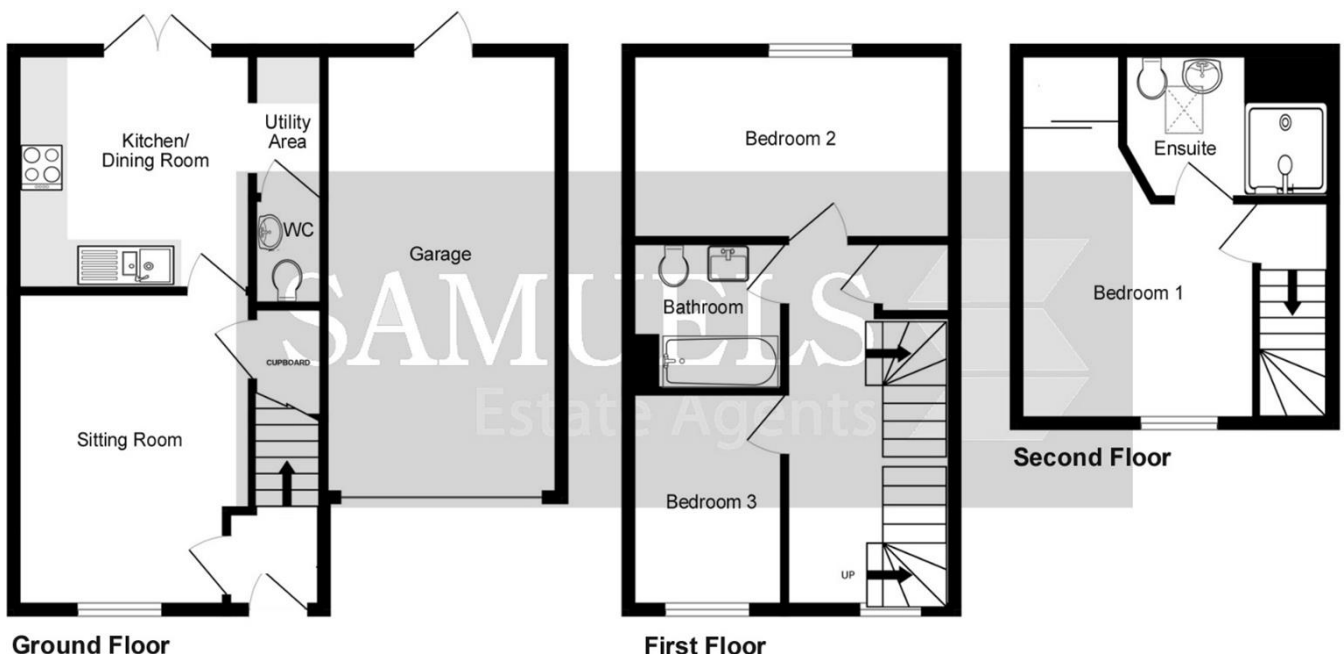
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1024/8780/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		