

**8 ETONHURST CLOSE  
CLYST HEATH  
EXETER  
EX2 7QZ**

PROOF COPY



**£375,000 FREEHOLD**



**A beautifully presented modern detached family home occupying a fabulous position with pleasant outlook over neighbouring tree lined green. Desirable residential location providing good access to local amenities, railway station and major link roads. Three bedrooms. Ensuite shower to master bedroom. Family bathroom. Reception hall. Ground floor cloakroom. Sitting room. Dining room. Kitchen/breakfast room. Gas central heating. uPVC double glazing. Private driveway. Garage. Delightful enclosed rear garden enjoying southerly aspect. No chain. Viewing highly recommended.**

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

Covered entrance. Part obscure uPVC double glazed front door leads to:

### **RECEPTION HALL**

Radiator. Laminate wood effect flooring. Stairs rising to first floor. Understair storage cupboard. Smoke alarm. Cloak hanging space. Electric consumer unit. Door to:

### **CLOAKROOM**

A matching white suite comprising low level WC. Wash hand basin with tiled splashback. Radiator. Obscure uPVC double glazed window to front aspect.

From reception hall, door to:

### **SITTING ROOM**

13'0" (3.96m) x 11'2" (3.40m). A light and spacious room. Radiator. Marble effect fireplace with raised hearth, living flame effect electric fire, fire surround and mantel over. Television aerial point. uPVC double glazed window to front aspect with pleasant outlook over neighbouring tree lined green. Feature archway opens to:

### **DINING ROOM**

9'0" (2.74m) x 8'10" (2.69m). Radiator. uPVC double glazed sliding patio door providing access and outlook to rear garden.

From reception hall, door to:

### **KITCHEN/BREAKFAST ROOM**

11'8" (3.56m) x 8'6" (2.59m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. Fitted breakfast bar. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted oven. Four ring gas hob with filter/extractor hood over. Space for fridge. Plumbing and space for dishwasher. Wall mounted boiler serving central heating and hot water supply. Door to garage. uPVC double glazed window to rear aspect with outlook over rear garden.

### **FIRST FLOOR LANDING**

Radiator. access, via pull down aluminium ladder, to insulated and part boarded roof space with electric light. Airing cupboard, with fitted shelving, housing lagged hot water cylinder. Door to:

### **BEDROOM 1**

12'8" (3.86m) x 11'2" (3.40m) maximum into wardrobe space. Radiator. Built in double wardrobe with mirror fronted doors. uPVC double glazed window to rear aspect with outlook over rear garden. Feature archway opens to:

### **ENSUITE SHOWER ROOM**

Comprising tiled shower enclosure with fitted mains shower unit. Wall hung wash hand basin with tiled splashback. Shaver point. Extractor fan. Obscure uPVC double glazed window to rear aspect.

From first floor landing, door to:

### **BEDROOM 2**

9'10" (3.0m) excluding door recess x 9'10" (3.0m). Radiator. uPVC double glazed window to front aspect with pleasant outlook over neighbouring tree lined green.

From first floor landing, door to:

### **BEDROOM 3**

8'8" (2.64m) x 7'8" (2.30m). Radiator. uPVC double glazed window to front aspect again with pleasant outlook over neighbouring tree lined green.

From first floor landing, door to:

### **BATHROOM**

6'0" (1.83m) x 5'6" (1.68m). A matching white suite comprising panelled bath with traditional style mixer tap including shower attachment, glass shower screen and tiled splashback. Wash hand basin with 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 well stocked with a variety of maturing shrubs and plants. Paved pathway leads to the front door. A private driveway providing parking for vehicle in turn providing access to:

### **GARAGE**

17'0" (5.18m) x 8'6" (2.59m). Incorporating utility area with plumbing and space for washing and further appliance space. Range of base and eye level cupboards. Pitched roof providing additional storage space. Power and light. Up and over door providing vehicle access. Rear courtesy door provides access to the rear garden.

To the right side elevation of the property is a paved pathway with gate providing access to the rear garden, which is a particular feature of the property consisting of an attractive paved patio with water tap and leading to a neat shaped area of lawn with surrounding flower/shrub beds well stocked with a variety of maturing shrubs, plants and trees including palm. The rear garden is enclosed to all sides and enjoys a south easterly aspect.

## **TENURE FREEHOLD**

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE and Three voice and data limited, O2 voice likely and data limited, Vodafone voice and 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 (Exeter)

## DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout taking the 1<sup>st</sup> exit onto Rydon Lane. Proceed straight head, passing Pynes Hill Business Park on the left hand side, and at the next set of traffic lights turn right down into Russell Way. At the roundabout take the 1<sup>st</sup> exit into Digby Drive then 1<sup>st</sup> right into Etonhurst Close. Take the next left and the property in question will be found a short way along 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.

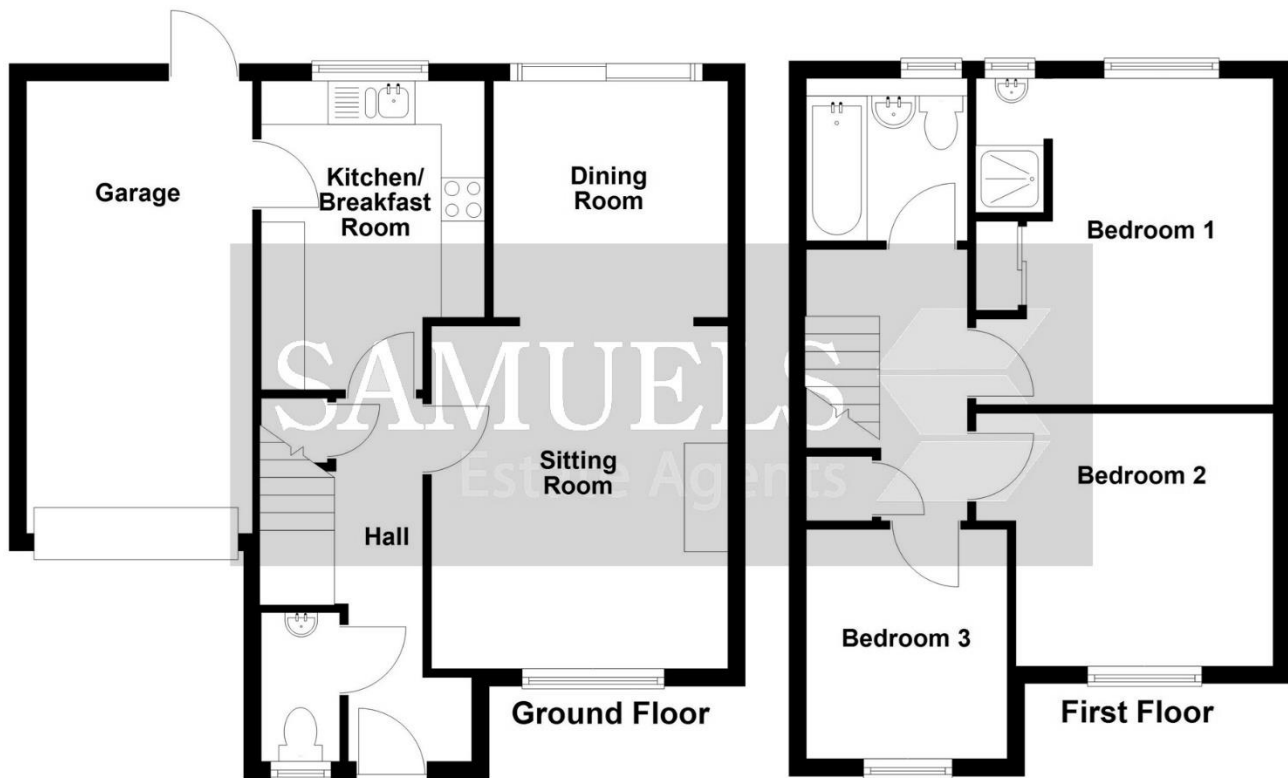
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0125/8832/AV**



Total area: approx. 91.9 sq. metres (989.2 sq. feet)

Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		