

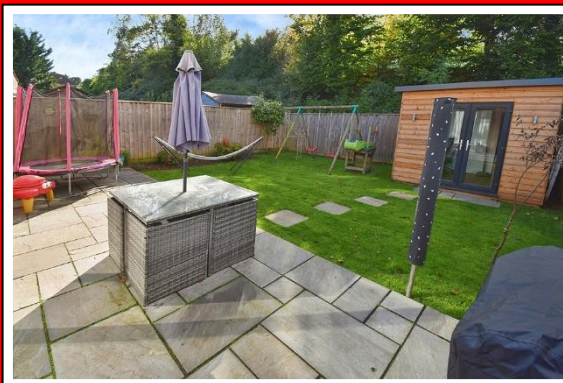


**14 GITTISHAM CLOSE  
BARTON GRANGE  
EXETER  
EX1 3UL**

PROOF COPY



**£495,000 FREEHOLD**



**A deceptively spacious much improved and extended detached family home located within this popular residential development providing good access to local amenities, Sowton industrial estate and major link roads. Presented in superb decorative order throughout. Four bedrooms. Ensuite shower room to master bedroom. Family bathroom. Ground floor cloakroom. Sitting room. Fabulous open plan modern kitchen/dining/family room. Private driveway. Integral garage. Delightful enclosed rear garden enjoying south westerly aspect with garden office/studio room. A great family home. Viewing highly recommended.**

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

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

### **RECEPTION HALL**

Vinyl flooring. Inset LED spotlight to ceiling. Door to:

### **CLOAKROOM**

A modern matching white suite comprising low level WC. Wall hung wash hand basin with modern style mixer tap. Half height tiled wall surround. Vinyl flooring. Radiator. Electric consumer unit. Inset LED spotlight to ceiling. Obscure uPVC double glazed window to side aspect.

From reception hall, opening to:

### **SITTING ROOM**

14'10" (4.52m) x 14'10" (4.52m) maximum. A spacious room. Television aerial point. Telephone point. Two radiators. Inset LED spotlights to ceiling. Understair storage cupboard. Stairs rising to first floor. uPVC double glazed window to front aspect. Door to:

### **KITCHEN/BREAKFAST/FAMILY ROOM**

23'10" (7.26m) maximum reducing to 14'10" (4.52m) x 19'4" (5.89m) maximum ('L' shaped room). A fabulous light and spacious extended room with quality modern fitted kitchen comprising an extensive range of matching base, drawer and eye level cupboards. Marble effect work surfaces with matching splashback. Fitted double oven/grill. Induction hob with filter/extractor hood over and glass splashback. Integrated upright fridge freezer. Two pull out larder cupboards. Central island incorporating breakfast bar. 1½ bowl sink unit with single drainer and modern style mixer tap. Integrated dishwasher. Vinyl flooring. Feature vertical radiator. Inset LED spotlights to ceiling. Opening to:

### **DINING AREA**

Radiator. Vinyl flooring. Two double glazed Velux style windows to part pitched ceiling with inset LED lighting. Full height uPVC double glazed window to rear aspect with outlook over rear garden. Aluminium framed bi-folding double glazed doors providing access and outlook to rear garden. Door to integral garage.

### **FIRST FLOOR LANDING**

Smoke alarm. Access to roof space. Thermostat control panel. Airing/linen cupboard with fitted shelving. Radiator. Door to:

### **BEDROOM 1**

13'6" (4.11m) excluding wardrobe space x 8'6" (2.59m). Radiator. Built in wardrobe. Double glazed Velux style window to part pitched ceiling with inset LED lighting. uPVC double glazed window to front aspect. Door to:

### **ENSUITE SHOWER ROOM**

A modern matching white suite comprising good size 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. Tiled floor. Heated ladder towel rail. Extractor fan. Inset LED spotlights to part pitched ceiling. Obscure uPVC double glazed window to rear aspect.

From first floor landing, door to:

### **BEDROOM 2**

12'0" (3.66m) excluding wardrobe space x 8'6" (2.59m). Built in double wardrobe. Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 3**

11'4" (3.45m) excluding wardrobe space x 8'2" (2.49m) maximum. Built in double wardrobe. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BEDROOM 4**

8'4" (2.54m) excluding wardrobe space x 6'2" (1.88m). Radiator. Built in wardrobe. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BATHROOM**

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

### **OUTSIDE**

Directly to the front of the property is an attractive brick paved private driveway providing parking for approximately two vehicles. Access to front door with courtesy light. Part of the driveway provides access to:

### **INTEGRAL GARAGE**

16'6" (5.03m) x 8'8" (2.64m). Power and light. Up and over door providing vehicle access. Utility area with fitted work surface. Range of eye level storage cupboards. Plumbing and space for washing machine. Wall mounted boiler serving central heating and hot water supply. Further appliance space. Internal door to property.

To the left side elevation is a side gate and paved patio which provides access to the rear garden which enjoys a south westerly aspect whilst consists of an attractive paved patio. Neat shaped area of level lawn. Side shrub beds. Outside light and power point. To the right side elevation is a further pathway with outside lighting and water tap leading to a lean-to storage area. To the lower end of the garden is a:

### **GARDEN OFFICE/STUDIO ROOM**

8'8" (2.64m) x 6'10" (2.08m). An insulated office/studio room with power and light. Electric heater. uPVC double glazed double opening doors providing access to garden.

### **TENURE**

Freehold

## MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas Central Heating

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

Broadband: Standard, Superfast & Ultrafast available.

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

Mining: No risk from mining

Council Tax: Band D

## DIRECTIONS

Proceeding out of Exeter down Heavitree Fore Street continue down to the traffic light junction and proceed straight ahead down into East Wonford Hill, at the next set of traffic lights bear left and continue straight ahead into Honiton Road and just before the next set of traffic lights bear left again a continuation of Honiton Road and continue along. At the mini roundabout take the 1<sup>st</sup> exit left into Barton Grange and continue down taking the 2<sup>nd</sup> left into Gittisham Close.

## 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.

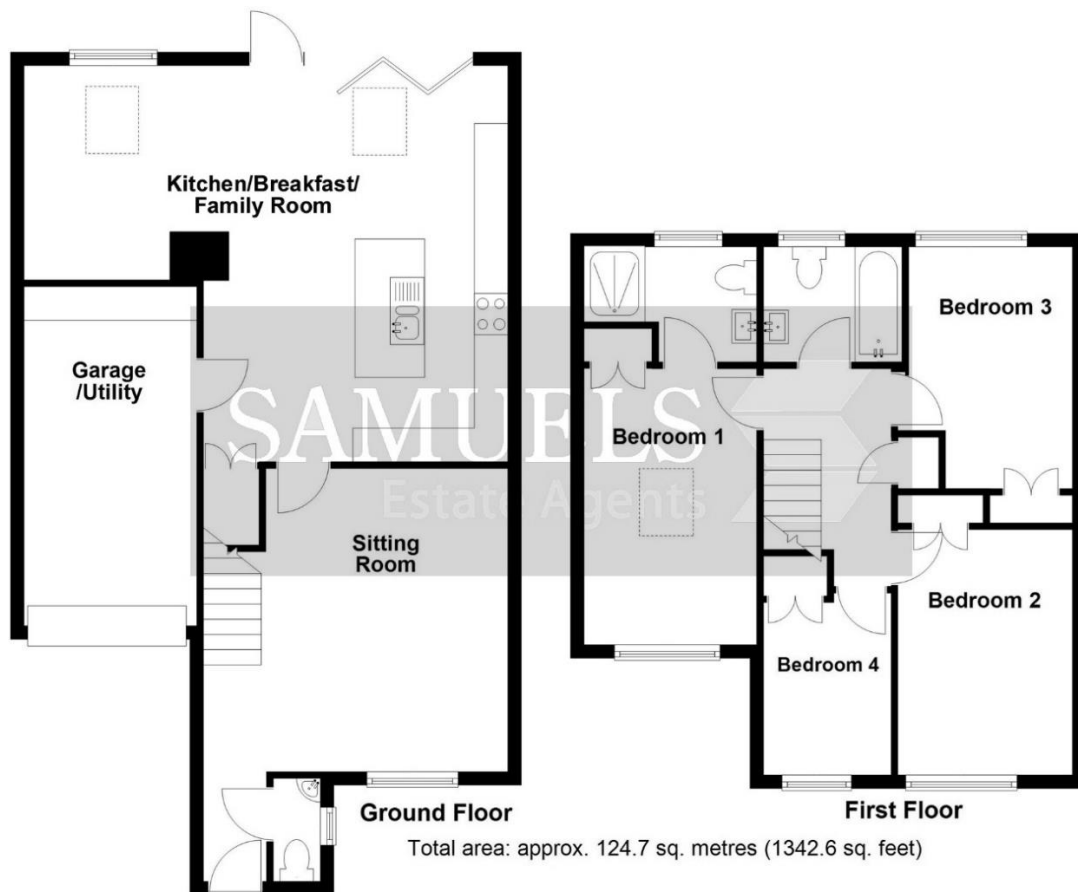
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/1024/8785/AV







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		