

**8 BUCKNILL CLOSE
EXMINSTER
NEAR EXETER
EX6 8SR**



OFFERS IN EXCESS OF £250,000 FREEHOLD



A beautifully presented modern mid link house occupying a highly convenient position providing good access to all local village amenities. Two double bedrooms. First floor refitted modern bathroom. Entrance hall. Ground floor cloakroom. Lounge/dining room. Modern kitchen/breakfast room. Gas central heating. uPVC double glazing. Enclosed rear garden enjoying south westerly aspect. Private double width driveway providing parking for two vehicles. Popular village location on the outskirts of Exeter. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Attractive uPVC double glazed front door leads to:

RECEPTION HALL

Cloak hanging space. Alarm junction box. Smoke alarm. Door to:

CLOAKROOM

A modern matching white suite comprising low level WC. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath and decorative tiled splashback. Radiator. Inset LED spotlights to ceiling. Electric consumer unit. Obscure uPVC double glazed window to front aspect.

From reception hall, door to:

LOUNGE/DINING ROOM

16'0" (4.88m) maximum x 12'0" (3.66m) maximum reducing to 9'0" (2.74m). Radiator. Television aerial point. Telephone point. Stairs rising to first floor. Thermostat control panel. Inset LED spotlights to ceiling. Deep understair storage cupboard. uPVC double glazed window to front aspect. Door to:

KITCHEN/BREAKFAST ROOM

12'0" (3.66m) x 9'0" (2.74m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces with decorative tiled splashbacks. Fitted electric oven. Four ring electric hob with filter/extractor hood over. Single drainer sink unit with modern style mixer tap. Plumbing and space for washing machine. Space for upright fridge freezer. Wall mounted boiler serving central heating and hot water supply. Space for table and chairs. Feature vertical radiator. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed door provides access and outlook to rear garden.

FIRST FLOOR LANDING

Smoke alarm. Door to:

BEDROOM 1

12'0" (3.66m) x 9'2" (2.79m). Radiator. Access to roof space. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 2

12'0" (3.66m) maximum into wardrobe space x 8'10" (2.69m). Radiator. Built in double wardrobe with mirror fronted doors. Airing cupboard, with fitted shelf, housing lagged hot water cylinder. uPVC double glazed window to front aspect with outlook over neighbouring area and beyond.

From first floor landing, door to:

BATHROOM

A refitted modern matching white suite comprising panelled bath modern style mixer tap, fitted electric shower unit and folding glass shower screen. Feature wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC with concealed cistern. Decorative tiled wall surround. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan.

OUTSIDE

To the rear of the property is an enclosed garden enjoying a south westerly aspect whilst consisting of a paved patio. Outside light and water tap. Raised timber decked terrace. Flower/shrub beds. Further area of garden laid to decorative stone chippings for ease of maintenance. The rear garden is enclosed to all sides whilst a rear gate provides pedestrian access in turn providing access to private allocated parking for two vehicles.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: To be confirmed

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Mining: No risk from mining

Council Tax: Band C (Teignbridge)

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout taking the third exit down into Bridge Road. Continue over the swing bridge and at the next roundabout bear left onto Sannerville Way.

Take the first right signposted 'Exminster', under the motorway bridge and then next right into Reddaway Drive. The property will be found on the left hand side overlooking Reddaway Drive and Vehicle access is gained by continuing up Reddaway Drive and taking the 1st left into Brownlees then 1st left into Bucknill Close. Continue to the lower end of this cul-de-sac where the private parking will be found and pedestrian access to the front of the property.

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 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.

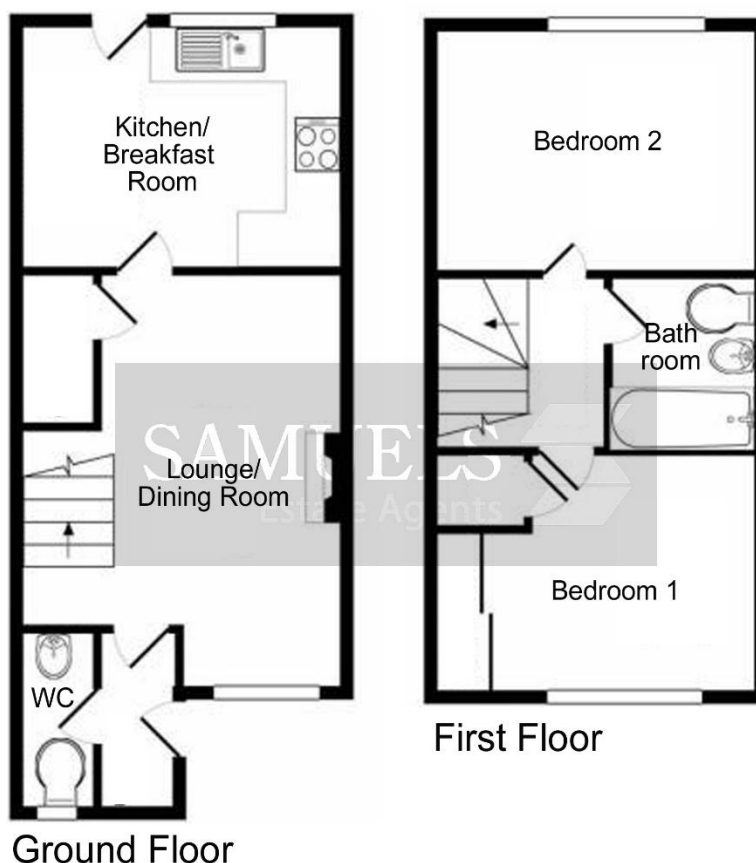
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0825/9018/AV



Total approx. floor area: 602sq.ft. (55.9 sq.m.)

Floor plan for illustration purposes only – not to scale



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |