



**36 CROCKWELLS ROAD  
EXMINSTER  
NEAR EXETER  
EX6 8DQ**



**£400,000 FREEHOLD**



**A well proportioned semi detached family home located within this popular village location on the outskirts of Exeter with large mature garden measuring approximately 140ft (42m) in length. Good decorative order throughout. Three bedrooms. First floor bathroom. Entrance vestibule. Reception hall. Sitting room. Spacious kitchen/dining room. Fabulous large conservatory/sun lounge. Private driveway. Single garage. Gas central heating. uPVC double glazing. Fine outlook and views over neighbouring area and beyond. Convenient position providing good access to local amenities. A great family home. Viewing highly recommended.**

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

Lead effect uPVC double glazed front door leads to:

### **ENTRANCE VESTIBULE**

Tiled floor. Cloak hanging space. Power and light. uPVC double glazed windows to both front and side aspects. Obscure uPVC double glazed door, with matching full height side panel, leads to:

### **RECEPTION HALL**

Laminate wood effect flooring. Radiator. Telephone point. Stairs rising to first floor. Understair storage cupboard. Storage cupboard with fitted shelving. Door to:

### **SITTING ROOM**

15'4" (4.67m) x 9'8" (2.95m). A light and spacious room with feature Minster style fireplace with raised hearth, inset living flame effect gas fire and mantel over. Radiator. uPVC double glazed window to front aspect. Square opening to:

### **KITCHEN/DINING ROOM**

17'2" (5.23m) x 9'2" (2.79m) maximum reducing to 7'10" (2.39m). Fitted with a range of matching base, drawer and eye level cupboards. Wood work surfaces incorporating breakfast bar. 1½ bowl single drainer sink unit with modern style mixer tap. Space for electric/gas cooker with filter/extractor hood over. Plumbing and space for dishwasher. Recess for upright fridge freezer. Upright larder cupboard. Space for table and chairs. Radiator. Door to reception hall. uPVC double glazed window to rear aspect. Obscure uPVC double glazed window to side elevation. Glass panelled double opening doors lead to:

### **CONSERVATORY/SUN LOUNGE**

17'8" (5.38m) x 10'4" (3.15m). A fabulous light and spacious room with power and light. Radiator. Laminate wood effect flooring. uPVC double glazed windows and double doors providing access and outlook to rear garden also enjoying the fine outlook over neighbouring countryside and beyond.

### **FIRST FLOOR LANDING**

Smoke alarm. Access, via pull down aluminium ladder, to insulated and part boarded roof space with electric light. uPVC double glazed window to side aspect. Door to:

### **BEDROOM 1**

12'2" (3.71m) excluding wardrobe space x 9'8" (2.95m) excluding door recess. Radiator. Range of built in wardrobes, with mirror fronted doors, providing hanging and shelving space.

From first floor landing, door to:

### **BEDROOM 2**

10'8" (3.25m) x 9'2" (2.79m). Airing cupboard, with fitted shelving, housing lagged hot water cylinder. Radiator. uPVC double glazed window to rear aspect offering fine outlook over rear garden, neighbouring countryside, parts of Topsham and beyond.

From first floor landing, door to:

### **BEDROOM 3**

7'8" (2.30m) x 7'2" (2.18m). Radiator. 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 and fitted mains shower unit over. Low level WC. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Tiled wall surround. Heated ladder towel rail. Obscure uPVC double glazed window to rear aspect.

### **OUTSIDE**

To the front of the property is an area of garden mostly laid to decorative stone chippings for ease of maintenance with various maturing shrubs, plants and flowers. Pathway leads to the front door. A private double width driveway provides parking for two vehicles (dependant on size) part of which provides access to:

### **SINGLE GARAGE**

17'4" (5.28m) x 7'10" (2.39m). With power and light. Roller front door. Plumbing and space for washing machine. Further appliance space. uPVC double glazed window to side aspect. Rear courtesy door provides access to rear garden.

To the right side elevation is a side gate and pathway leading to the rear garden, which is a particular feature of the property, measuring approximately 140ft (42.8m) in length. Directly to the rear elevation is a raised timber decked terrace with outside light and water tap. Timber shed. Two timber decked steps lead down to an extensive lawned area of garden with various maturing shrub beds stocked with a variety of maturing shrubs, plants and bushes. Dividing gravelled pathway leads to the lower end of the garden with further timber decked terrace and three maturing fruit trees. The rear garden is enclosed to all sides and backs onto Exminster marshes.

### **TENURE**

Freehold

## DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout and take the 3<sup>rd</sup> exit down into Bridge Road. Continue over the swing bridge and at the next roundabout bear left onto Sannerville Way and proceed along, ignoring the 1<sup>st</sup> turning right to Exminster, and continue along Sannerville to the next roundabout. Take the turning right signposted 'Exminster' and continue into the village and over the next mini roundabout then take the 2<sup>nd</sup> right into Crockwells Road. Continue down and 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 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.

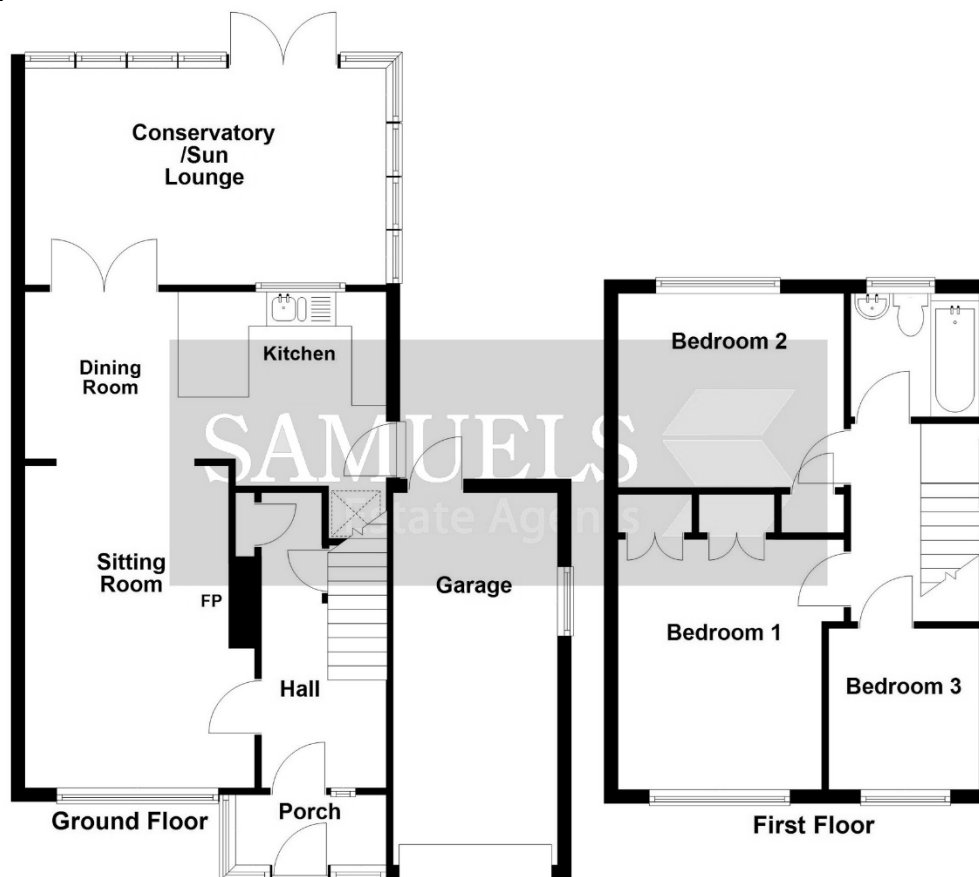
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0424/AV



Total area: approx. 107.9 sq. metres (1161.7 sq. feet)  
Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		