

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

PROOF COPY



**OFFERS IN EXCESS OF £345,000 FREEHOLD**



**A stylish four bedroom semi detached family home located within this popular village location on the outskirts of Exeter. Well presented spacious living accommodation arranged over three floors. Four good size bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Cloakroom. Well proportioned open plan lounge/dining room. Modern kitchen. Enclosed easy to maintain rear garden. Driveway and garage. Gas central heating. uPVC double glazing. Highly convenient position providing good access to local amenities and major link roads. A great family home. No chain. 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**

A spacious hallway. Telephone point. Radiator. Cloak hanging space. Smoke alarm. Stairs rising to first floor. High quality Karndean wood effect flooring. Door to:

### **CLOAKROOM**

A modern matching white suite comprising low level WC. Wash hand basin with modern style mixer tap and tiled splashback. High quality Karndean wood effect flooring. Radiator. Extractor fan. Obscure uPVC double glazed window to front aspect.

From reception hall, door to:

### **LOUNGE/DINING ROOM**

20'2" (6.15m) x 14'4" (4.37m). A fabulous light and spacious room. High quality Karndean wood effect flooring. Radiator. Television aerial point. Deep Understair storage cupboard. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed double opening doors providing access and outlook to rear garden. Opening to:

### **KITCHEN**

10'2" (3.10m) x 8'10" (2.69m). A modern kitchen fitted with a range of matching white gloss fronted base, drawer and eye level cupboards. Wood effect work surfaces with matching splashback. Ceramic 1½ bowl sink unit with modern style mixer tap and single drainer. Fitted electric double oven/grill. Integrated upright fridge freezer. Plumbing and space for washing machine. Fitted electric hob with glass splashback and filter/extractor hood over. Fitted microwave/grill. High quality Karndean wood effect flooring. Inset LED spotlights to ceiling. uPVC double glazed window to front aspect.

### **FIRST FLOOR LANDING**

Smoke alarm. Access to roof space. Stairs rising to second floor. Thermostat control panel. Door to:

### **BEDROOM 2**

11'6" (3.51m) x 11'6" (3.51m) maximum. Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 3**

11'10" (3.61m) x 10'4" (3.15m) maximum reducing to 8'8" (2.64m). Radiator. uPVC double glazed window to rear aspect with outlook over neighbouring area and beyond.

From first floor landing, door to:

### **BEDROOM 4**

11'4" (3.45m) x 9'8" (2.95m) maximum reducing to 6'8" (2.03m). Radiator. uPVC double glazed window to rear aspect with outlook over neighbouring area and countryside beyond.

From first floor landing, door to:

### **BATHROOM**

8'6" (2.59m) x 6'4" (1.93m). A spacious modern bathroom comprising panelled bath with modern style mixer tap including shower attachment. Low level WC. Wall hung wash hand basin with modern style mixer tap and tiled splashback. Shaver point. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to front aspect.

### **SECOND FLOOR LANDING**

Radiator. Smoke alarm. Access to roof space. Deep airing cupboard housing boiler serving central heating and hot water supply, hot water tank and hanging rail. Door to:

### **BEDROOM 1**

16'0" (4.88m) maximum x 10'4" (3.15m). A light and spacious room. Part pitched ceiling. Two radiators. Telephone point. Built in double wardrobe. Double glazed Velux window to rear aspect. uPVC double glazed window to front aspect. Door to:

### **ENSUITE SHOWER ROOM**

9'8" (2.95m) x 4'6" (1.37m). A modern matching white suite comprising double width tiled shower enclosure with fitted mains shower unit. Low level WC. Wall hung wash hand basin with modern style mixer tap and tiled splashback. Shaver point. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Double glazed Velux style window to rear aspect.

### **OUTSIDE**

To the front of the property is a small area of garden laid to decorative chipped slate for ease of maintenance. Pathway leads to the front door with courtesy light. The rear garden consists of an attractive paved patio leading to an area of garden laid to artificial turf for ease of maintenance. Outside light. Water tap and external double power point. The rear garden is enclosed to all sides whilst a rear gate, with steps, leads to private brick paved driveway providing parking. Timber shed. Garage adjacent to this beneath coach house (leasehold).

### **TENURE**

Freehold

### **MATERIAL INFORMATION**

Construction Type: To be confirmed

Mains: - Water, drainage, electric

Heating: Gas central heating

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

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Broadband: Standard & Ultrafast available.

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

Mining: No risk from mining

Council Tax: Band D

### SERVICE/MAINTENANCE CHARGE

We have been advised by our client that the current charge is £125 payable every 6 months for the maintenance of communal areas.

### DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout and take the 3<sup>rd</sup> exit left down into Bridge Road. At the next roundabout bear left onto Sannerville Way and proceed along taking the 1<sup>st</sup> turning right signposted 'Exminster', proceed straight ahead and under the motorway bridge then take the 1<sup>st</sup> left into Milbury Reach. At the 'T' junction turn right into Old Quarry Drive and the property in question will be found a short way along on the left 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.

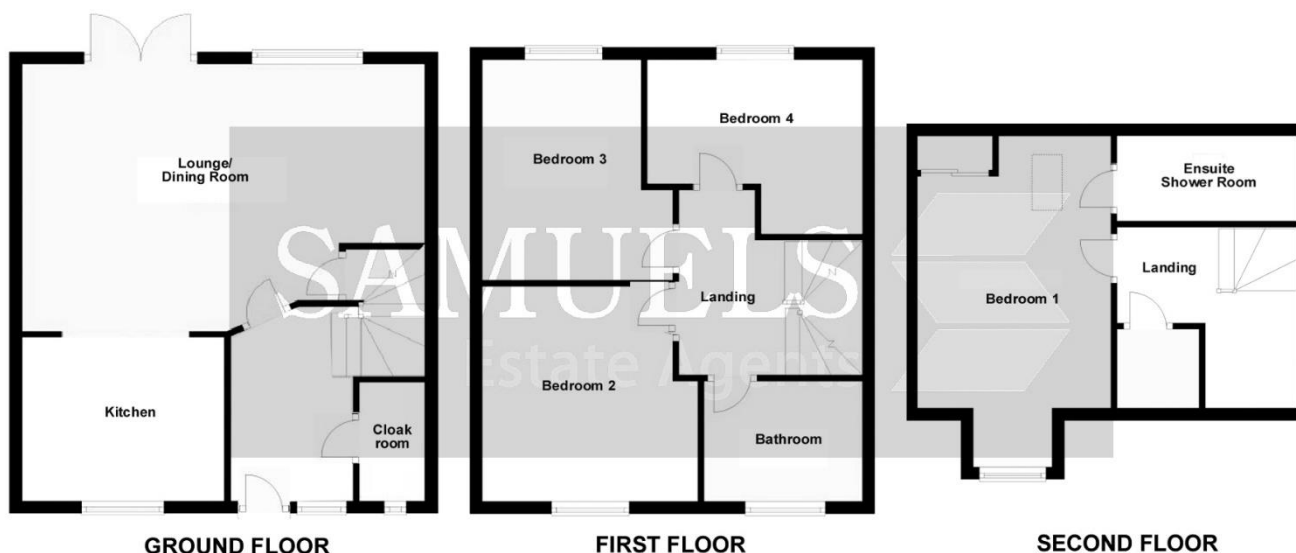
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

### 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/0425/8906/AV



Total area: approx. 116.8 sq. metres (1257.7 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		