



**18 GUINEVERE WAY
CHANTRY FIELDS
EXETER
EX4 8LQ**

PROOF COPY



OFFERS IN EXCESS OF £400,000 FREEHOLD



A well appointed modern detached family home occupying a highly convenient position providing good access to local amenities and Exeter city centre. Good decorative order throughout. Four/five bedrooms. Ensuite shower room to master bedroom. Family bathroom. Sitting room. Spacious modern kitchen/dining room. Utility room. Ground floor cloakroom. uPVC double glazed conservatory. Gas central heating. uPVC double glazing. Private driveway providing parking for approximately two/three vehicles. Enclosed rear garden. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Front door, with inset double glazed panels, leads to:

ENTRANCE VESTIBULE

Laminate wood effect flooring. Cloak hanging space. Radiator. Doorway opening to:

INNER HALLWAY

Stairs rising to first floor. Door to:

SITTING ROOM

15'8" (4.78m) into bay x 10'2" (3.10m). Laminate wood effect flooring. Marble effect fireplace with raised hearth, living flame effect gas fire, fire surround and mantel over. Two radiators. Television aerial point. Telephone point. Deep understair recess. uPVC double glazed window to front aspect. Glass panelled double opening doors lead to:

KITCHEN/DINING ROOM

17'4" (5.28m) x 9'4" (2.84m). A modern kitchen fitted with a range of base, drawer and eye level cupboards. Marble effect roll edge work surfaces, incorporating breakfast bar, with tiled splashbacks. Single drainer sink unit with modern style mixer tap. Fitted double oven/grill. Four ring electric hob with glass splashback and filter/extractor hood over. Upright storage cupboard. Integrated dishwasher. Space for table and chairs. Tiled floor. Radiator. uPVC double glazed window to rear aspect. uPVC double glazed double opening doors providing access to conservatory. Door to:

UTILITY ROOM

5'4" (1.63m) x 5'0" (1.52m). Work surface with tiled splashback. Plumbing and space for washing machine. Space for upright fridge freezer. Wall mounted boiler serving central heating and hot water supply. Tiled floor. Radiator. Extractor fan. Sealed unit double glazed door provides access to side elevation. Door to:

CLOAKROOM

A modern matching white suite comprising low level WC. Wall hung wash hand basin, with modern style mixer tap, set in vanity unit with drawer space beneath and tiled splashback. Radiator. Obscure uPVC double glazed window to rear aspect.

From kitchen/dining room, uPVC double glazed double opening door lead to:

CONSERVATORY

9'6" (2.90m) x 8'6" (2.59m). A recently fitted uPVC double glazed conservatory with pitched roof. Laminate wood effect flooring. Feature vertical radiator. Power and light. uPVC double glazed windows and double opening doors providing access and outlook to rear garden.

From inner hallway, door to:

FAMILY ROOM/OFFICE/BEDROOM FIVE

16'0" (4.88m) x 8'2" (2.49m). A great room to provide a number of uses. Laminate wood effect flooring. Radiator. uPVC double glazed window to front aspect.

FIRST FLOOR LANDING

Access to roof space. Smoke alarm. Linen cupboard with fitted shelving. Door to:

BEDROOM 1

13'6" (4.11m) x 10'2" (3.10m). Radiator. Built in wardrobes. uPVC double glazed window to front aspect. Feature archway opens to:

ENSUITE SHOWER ROOM

Comprising tiled shower enclosure with fitted shower unit. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Heated ladder towel rail. Part tiled walls. Shaver point. Laminate wood effect flooring. Extractor fan. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

11'10" (3.61m) x 8'8" (2.64m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 3

8'10" (2.69m) maximum excluding wardrobe space x 8'10" (2.69m) maximum ('L' shaped room). Radiator. Built in wardrobe. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 4

9'4" (2.84m) x 6'8" (2.03m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BATHROOM

A modern matching white suite comprising panelled bath with fitted electric shower unit over and tiled splashback. Wall hung wash hand basin, with modern style mixer tap, set in vanity unit with drawer space beneath and tiled splashback. Low level WC. Heated ladder towel rail. Shaver point. Extractor fan. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is a double width driveway providing ample parking.

Access to front door with courtesy light. To the right side elevation is a pathway and gate providing access to the rear garden which consists of two paved patio areas with external power points and water tap. Further area of garden mostly laid to decorative stone chippings for ease of maintenance. Additional patio. Timber shed. Raised timber decked terrace. The rear garden is enclosed to all sides.

TENURE

Freehold

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas Central Heating

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

Broadband: Standard, Superfast & Ultrafast available.

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

Mining: No risk from mining

Council Tax: Band D

DIRECTIONS

From Sidwell Street roundabout take the turning into Old Tiverton Road and at the next roundabout take the 3rd exit onto Prince Charles Road and continue along. At the roundabout bear left onto Calthorpe Road which connects to beacon Lane and continue along until reaching the next roundabout taking the 3rd exit into Guinevere Way. Continue down where 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 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.

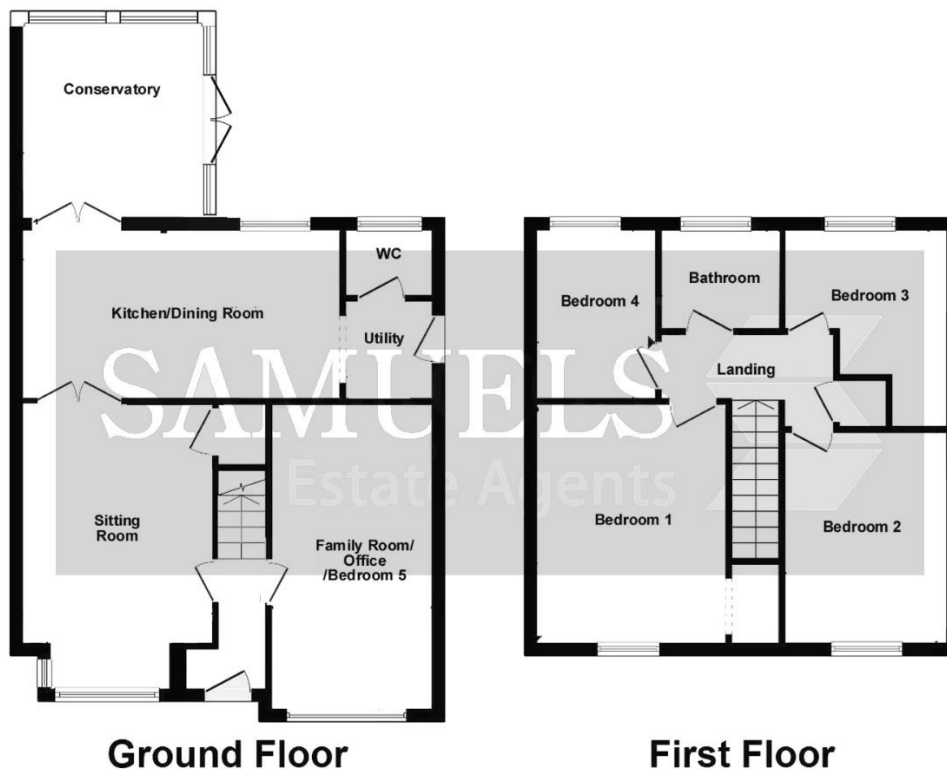
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/AV



Total floor area 115.7 m² (1,245 sq.ft.) approx
Floor plan for illustration purposes only – not to scale



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