

**10 WILLIS DRIVE  
SAXON BROOK  
EXETER  
EX1 4AF**

PROOF COPY



**£475,000 FREEHOLD**



An opportunity to acquire a recently Redrow built detached family home (Oxford lifestyle) occupying a fabulous cul-de-sac position with south facing landscaped rear garden. Spacious living accommodation. Presented in superb decorative order throughout. Three double bedrooms. Three ensuite shower rooms. Reception hall. Sitting room. Light and spacious modern kitchen/breakfast room. Utility room. Ground floor cloakroom. Including £24,000 worth of upgrades. Attractive brick paved double width driveway. Good size garage. Enclosed landscaped rear garden enjoying southerly aspect. Pleasant outlook and views over neighbouring area, parts of Exeter and beyond. Popular residential development convenient to local amenities, popular schools and major link roads. No chain. A must see property. Viewing highly recommended.

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

Covered entrance with courtesy light. Attractive composite front door, with inset obscure lead effect double glazed panel, leads to:

### **RECEPTION HALL**

Radiator. Stairs rising to first floor. Thermostat control panel. Smoke alarm. Understair storage cupboard. Wood effect tiled flooring. Door to:

### **SITTING ROOM**

16'5" (5.0m) into bay x 10'10" (3.30m). Radiator. Telephone point. Television aerial point. Lead effect uPVC double glazed bay window to front aspect with bespoke window shutters.

From reception hall, door to:

### **KITCHEN/DINING ROOM**

21'8" (6.60m) x 12'0" (3.66m) maximum reducing to 10'0" (3.05m) dining end. A light and spacious room fitted with a range of matching upgraded base, drawer and eye level cupboards with concealed lighting. Fitted AEG double oven/grill. Fitted AEG induction hob with filter/extractor hood over. Quartz work surfaces with matching splashback. Integrated Siemens dishwasher. 1½ bowl single drainer, with mixer tap, set within quartz work top. Integrated upright fridge freezer. Larder cupboard with three drawers beneath. Ample space for table and chairs. Radiator. Wood effect tiled flooring. Deep storage cupboard. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect with outlook over rear garden. Large uPVC double glazed double opening doors, with matching full height side windows, providing access and outlook to rear garden. Door leads to:

### **UTILITY ROOM**

6'8" (2.03m) x 5'10" (1.78m). Sink unit, with modern mixer tap, set within quartz work surface with matching splashback and base cupboard under. Plumbing and space for washing machine. Further appliance space. Radiator. Wood effect tiled flooring. Composite door, with obscure double glazed panel, provides access to rear garden. Inset LED spotlights 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 decorative tiled wall surround. Radiator. Wood effect tiled flooring. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to side aspect.

### **FIRST FLOOR LANDING**

Access to eaves/storage space. Smoke alarm. Radiator. Deep walk in linen/storage cupboard with fitted shelf. Additional double width storage cupboard. Door to:

### **BEDROOM 1**

15'10" (4.83m) into bay x 10'10" (3.30m) excluding dressing room area. Radiator. Lead effect uPVC double glazed window bay window to front aspect with bespoke window shutters. Thermostat control panel. Opening to:

### **DRESSING ROOM**

7'6" (2.29m) maximum into wardrobe space x 7'0" (2.13m). Two large built in double wardrobes, with mirror sliding doors, providing hanging and shelving space. Inset LED spotlights to ceiling. Door leads to:

### **ENSUITE BATHROOM**

10'10" (3.30m) x 5'10" (1.78m). A modern matching white suite comprising panelled bath with modern style mixer tap and tiled splashback. Low level WC. Wall hung wash hand basin with modern style mixer tap. Good size double width shower enclosure with toughened glass shower screen and fitted mains overhead shower unit. Heated ladder towel rail. Shaver point. Extractor fan. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to rear aspect.

From first floor landing, door to:

### **BEDROOM 2**

12'4" (3.76m) maximum into wardrobe space x 10'8" (3.25m). Radiator. Large built in wardrobe. uPVC double glazed window to rear aspect with fine outlook over neighbouring area, parts of Exeter and beyond. Door leads to:

### **ENSUITE SHOWER ROOM**

7'10" (2.39m) x 5'8" (1.73m) maximum. A modern matching white suite comprising 1½ width tiled shower enclosure with toughened glass shower screen and fitted mains shower unit. Wall hung wash hand basin with modern style mixer tap. Low level WC. Part tiled walls. Heated ladder towel rail. Shaver point. Inset LED spotlights to ceiling. Extractor fan. uPVC double glazed window to rear aspect.

From first floor landing, door to:

### **BEDROOM 3**

11'8" (3.56m) x 10'0" (3.05m). Radiator. uPVC double glazed lead effect window to front aspect with bespoke window shutters. Door leads to:

### **ENSUITE SHOWER ROOM**

7'2" (2.18m) x 6'4" (1.93m) maximum. A modern matching suite comprising tiled shower enclosure with fitted mains shower unit. Wall hung wash hand basin with modern style mixer tap. Low level WC. Part tiled walls. Shaver point. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Lead effect obscure uPVC double glazed window to front aspect.

### **OUTSIDE**

To the front of the property is a good size shaped area of lawn with inset shrub beds. Attractive double width block paved driveway provides parking for two vehicles. Security sensor lighting. Access to front door. Access to:

### **GARAGE**

19'0" (5.79m) x 9'10" (3.0m). Electronically operated up and over door. Power and light. Electric consumer unit. Heat exchanger.

To the left side elevation is a pathway and side gate in turn providing access to the rear garden, which is a particular feature of the property, enjoying a southerly aspect whilst consists of a good size paved patio with security sensor lighting, power point and water tap. Timber picket fencing. Central dividing steps lead down to a neat shaped area of lawn with surrounding shrub beds. The rear garden is enclosed to all sides.

**TENURE  
FREEHOLD**

**AGENTS NOTE**

We have been advised there is a management set up to look after and maintain all communal areas of the development. The charge is £125 plus VAT per annum.

**DIRECTIONS**

Proceeding out of Exeter through Pinhoe continue on the road towards West Clyst and at the traffic light junction turn left into Hawkins Road. Continue down and at the roundabout turn right, again a continuation of Hawkins Road, and proceed straight ahead taking the left hand turning in Manley Meadow. Proceed along taking the 2<sup>nd</sup> right into Willis Drive 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 investigations 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 investigate 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/0123/8321/AV**



Floor plan for illustration purposes only – not to scale



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