



**26 MILBURY FARM MEADOW  
EXMINSTER  
NEAR EXETER  
EX6 8FG**

PROOF COPY



**£565,000 FREEHOLD**



**A fabulous much improved and extended detached family home offering well proportioned living accommodation over three floors. Six bedrooms. Ensuite shower rooms to both master and guest bedroom. Family bathroom. Light and spacious lounge/dining room. Quality fitted uPVC double glazed conservatory. Ground floor cloakroom. Spacious modern kitchen/dining room. Private driveway providing parking for two vehicles. Good size detached garage. Enclosed easy to maintain rear garden. Highly sought after village location on the outskirts of Exeter. Convenient position providing good access to local amenities and major link roads. A great family home. Viewing highly recommended.**

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

Covered entrance. Front door, with inset obscure double glazed panel and matching side window, leads to:

### **RECEPTION HALL**

Laminate wood effect flooring. Stairs rising to first floor. Cloak hanging space. Smoke alarm. Storage cupboard with fitted shelf. Thermostat control panel. Door to:

### **SITTING ROOM**

22'2" (6.76m) x 14'10" (4.52m). A light and spacious room. Laminate wood effect flooring. Two radiators. Television aerial point. Telephone point. uPVC double glazed window to front aspect. uPVC double glazed window to side aspect. uPVC double glazed double opening doors, with matching full height side windows, leads to:

### **CONSERVATORY**

10'0" (3.05m) x 8'8" (2.64m). A quality fitted uPVC double glazed conservatory with dwarf wall. Pitched double glazed glass roof. Laminate wood effect flooring. Power and light. uPVC double glazed windows and double opening doors providing access and outlook to rear garden.

From reception hall, door to:

### **CLOAKROOM**

A modern matching white suite comprising low level WC. Wash hand basin with modern style mixer tap and tiled splashback. Laminate wood effect flooring. Radiator. Extractor fan.

From reception hall, glass panelled double opening doors lead to:

### **KITCHEN/DINING ROOM**

24'8" (7.52m) x 14'4" (4.37m) maximum reducing to 9'10" (3.0m). Again another light and spacious room fitted with a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces, incorporating breakfast bar, with tiled splashbacks. Fitted double oven/grill. Four ring gas hob with stainless steel splashback and filter/extractor hood over. 1½ bowl sink unit with single drainer and mixer tap. Integrated dishwasher. Plumbing and space for washing machine. Integrated upright fridge freezer. Larder cupboard. Two radiators. Ample space for table and chairs. Wall mounted concealed boiler serving central heating and hot water supply. Laminate wood effect flooring. uPVC double glazed bay window to front aspect. uPVC double glazed window to side aspect. uPVC double glazed window to rear aspect with outlook over rear garden. Double glazed door provides access and outlook to rear garden.

### **FIRST FLOOR LANDING**

Radiator. Smoke alarm. Thermostat control panel. Airing cupboard, with fitted shelf, housing hot water tank. Stairs leading to second floor. Door to:

### **BEDROOM 1**

13'0" (3.96m) x 11'6" (3.51m). Radiator. uPVC double glazed window to front aspect. Door leads to:

### **ENSUITE SHOWER ROOM**

A modern matching white suite comprising double width tiled shower enclosure with fitted mains shower unit. Low level WC. Wash hand basin with modern style mixer tap. Part tiled walls. Heated ladder towel rail. Extractor fan. Shaver point. Obscure uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 2**

11'0" (3.35m) x 11'6" (3.51m) maximum. Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 3**

10'6" (3.20m) x 10'0" (3.05m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BEDROOM 4**

11'2" (3.40m) maximum x 9'0" (2.74m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **FAMILY BATHROOM**

A modern matching white suite comprising panelled bath with modern style mixer tap, fitted mains shower unit over and glass shower screen. Wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Part tiled walls. Heated ladder towel rail. Shaver point. Extractor fan. Obscure uPVC double glazed window to rear aspect.

### **SECOND FLOOR LANDING/STUDY AREA**

Access point to eaves/storage space. Smoke alarm. Double glazed Velux window to rear aspect with outlook over neighbouring area and beyond. Door to:

### **BEDROOM 5**

13'10" (4.22m) x 11'2" (3.40m) maximum (part sloped ceiling). Radiator. Double glazed Velux window to front aspect. Double glazed Velux window to rear aspect again with outlook over neighbouring area and beyond.

From second floor landing, door to:

### **BEDROOM 6**

13'8" (4.17m) x 7'6" (2.29m) excluding wardrobe space (part sloped ceiling). Access point to eaves/storage space. Radiator. Two built in wardrobes. Double glazed Velux window to front aspect. Double glazed Velux window to rear aspect again with outlook over neighbouring area and beyond. Door leads to:

### **ENSUITE SHOWER ROOM**

A modern matching white suite comprising tiled shower enclosure with fitted electric shower unit including separate shower attachment. Wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Tiled floor. Shaver point. Extractor fan. Double glazed Velux window to rear aspect.

### **OUTSIDE**

To the front of the property is an area of garden laid to artificial turf for ease of maintenance. Maturing hedgerow. Dividing pathway leads to the front door. To the right side elevation is a private driveway providing parking for approximately two vehicles leading to:

### **DETACHED GARAGE**

17'8" (5.38m) x 9'6" (2.90m) maximum. A well proportioned garage with up and over door providing vehicle access. Power and light. Access to boarded roof space providing additional storage space. uPVC double glazed double opening doors provide access to the rear garden.

The rear garden again consists of an area laid to artificial turf for ease of maintenance. Attractive paved patio. Hot tub (included in sale). Outside light and water tap. Enclosed to all sides. Rear gate provides pedestrian access. Side gate provides access to driveway.

### **TENURE**

Freehold

## MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas Central Heating

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

Broadband: Standard & Ultrafast available.

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

Mining: No risk from mining

Council Tax: Band E

## DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout and take the exit left down into Bridge Road. At the next roundabout bear left onto Sannerville Way and continue along taking the 1<sup>st</sup> right hand turning signposted 'Exminster'. Continue into the village taking the 1<sup>st</sup> left into Milbury Farm Meadow, at the 'T' junction turn left and the property in question will be found a short way along on the right hand side occupying a corner plot position.

## 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.

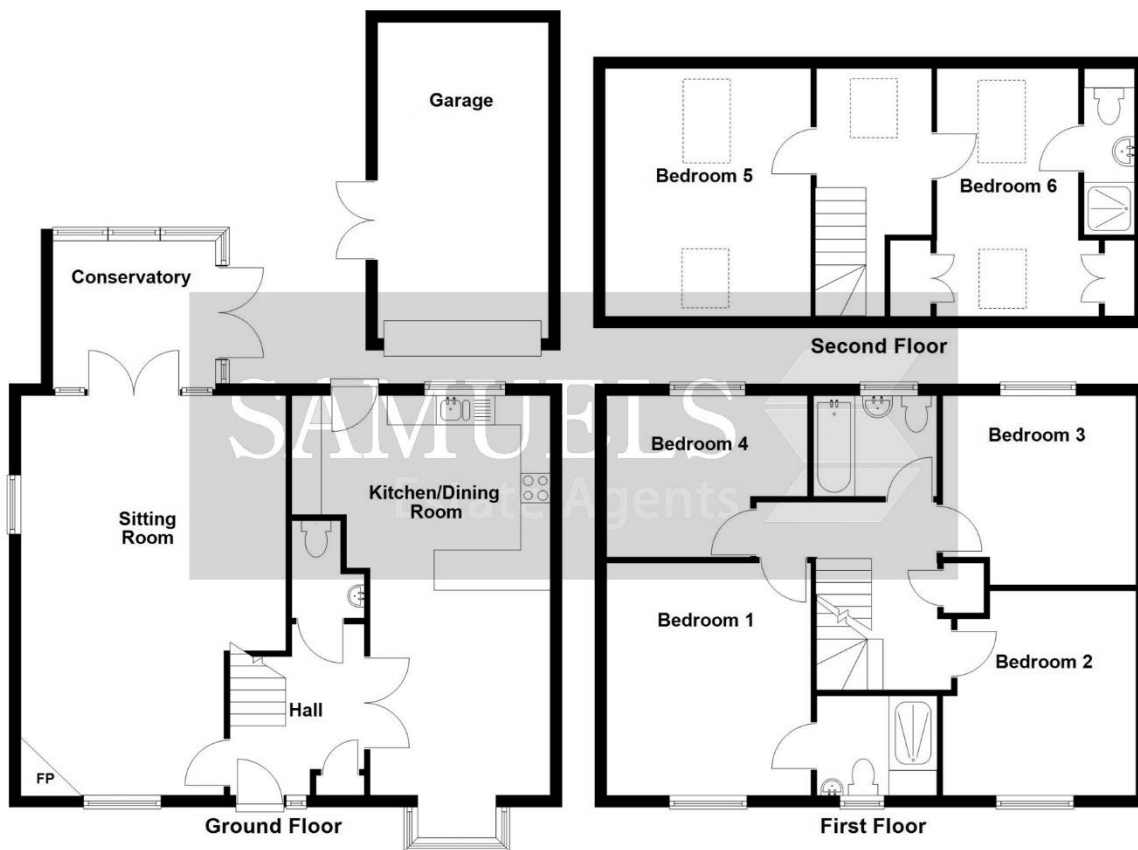
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0224/AV



Total area: approx. 182.8 sq. metres (1967.6 sq. feet)  
Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		