



**BURNSIDE
384A TOPSHAM ROAD
COUNTRESS WEAR
EXETER
EX2 6HE**



GUIDE PRICE £895,000 FREEHOLD



A rare opportunity to acquire a truly fabulous, much improved and extended family home with beautifully well kept and maintained large rear garden measuring 110ft (33m) x 100ft (30.4m). Five good size bedrooms. Dressing room and ensuite bathroom to master bedroom. Raised terrace/balcony. Office/study. Luxury family bathroom. Reception hall. Sitting room. Ground floor cloakroom. Light and spacious modern kitchen/dining/family room. Utility room. Additional lounge/family room. Ground floor bedroom with luxury ensuite shower/wet room offering self contained annexe potential. Attractive brick paved driveway providing ample parking for numerous vehicles. Fine outlook and views over neighbouring King George V playing fields and beyond. Highly convenient position providing good access to local amenities and major link roads. A fantastic family home. Viewing highly recommended.

The property has been described as a link detached home, it is adjoined only on the ground floor level sitting room wall and one wall to the reception hall.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Covered entrance with courtesy light. Oak wood front door, with matching full height frosted glass double glazed panel, leads to:

RECEPTION HALL

Decorative tiled flooring. Radiator. Cloak hanging space. Large understair recess. Stairs rising to first floor. Smoke alarm. Two frosted glass uPVC double glazed windows to front aspect. Oak wood door leads to:

SITTING ROOM

18'10" (5.74m) x 12'6" (3.81m). A well proportioned room with engineered oak wood flooring. Fireplace with inset grate, raised hearth and mantel over. Two radiators. Television aerial point. Two uPVC double glazed windows to rear aspect with outlook over rear garden. uPVC double glazed double opening French doors, with window shutters, providing access and outlook to rear garden.

From reception hall, oak wood door leads to:

CLOAKROOM

With automatic LED lighting. Low level WC with concealed cistern. Wall hung wash hand basin with modern style mixer tap. Decorative tiled floor. Heated ladder towel rail. Frosted glass uPVC double glazed window to front aspect.

From reception hall, oak wood door leads to:

KITCHEN/DINING/FAMILY ROOM

22'0" (6.71m) maximum x 17'8" (5.38m) maximum reducing to 13'6" (4.11m). A fabulous light and spacious room. Quality traditional bespoke kitchen comprising an extensive range of matching base, drawer and larder cupboards. Quartz work surfaces with matching splashback. Fitted range cooker with quartz splashback and double width filter/extractor hood over. Recess for large American style fridge freezer. Central island with quartz worktop incorporating breakfast bar. Belfast style sink unit set within quartz worktop with single drainer and modern style mixer tap. Ample space for large table and chairs. Inset LED spotlights to ceiling. Engineered oak wood flooring. Twin uPVC double glazed double opening French doors providing access and outlook to rear garden both with window shutters. Oak wood door leads to:

UTILITY ROOM

12'10" (3.91m) x 7'10" (2.39m) maximum. A spacious utility room again fitted with a range of matching base, drawer and larder cupboards. Double bowl sink unit with single drainer incorporated into quartz work surface with modern style mixer tap and matching splashback. Plumbing and space for washing machine. Further appliance space. Further quartz worktop. Upright larder cupboard. Engineered oak wood flooring. Inset LED spotlights to ceiling. Smoke alarm. Two frosted glass uPVC double glazed windows to front aspect.

From kitchen/dining/family room, oak wood door leads to:

LOUNGE/FAMILY ROOM

14'2" (4.32m) x 12'4" (3.76m) maximum. A great room to provide a number of uses with engineered oak wood flooring. Fireplace recess. Telephone point. Television aerial point. Radiator. uPVC double glazed double opening French doors, with window shutters, providing access and outlook to rear garden. Two uPVC double glazed windows either side providing outlook over rear garden.

From kitchen/dining/family room, oak wood door leads to:

INNER HALLWAY

Decorative tiled floor. Extensive range of storage cupboards also housing boiler serving central heating and hot water supply, hot water cylinder and control for underfloor heating. Inset LED spotlights to ceiling. Smoke alarm. Electric consumer unit. Part frosted uPVC double glazed door provides access to rear garden. Oak wood door leads to:

BEDROOM

15'4" (4.67m) x 9'0" (2.74m) excluding recess. Again a great room to provide a number of uses with self contained annexe potential. Two frosted glass uPVC double glazed windows to front aspect. Inset LED spotlights to ceiling. Underfloor heating. Large electronically operated Velux roof window with integral electronically operated blind. Large wardrobe recess. Oak wood barn style sliding door leads to:

ENSUITE SHOWER/WET ROOM

A luxury quality suite comprising a good size tiled shower area with fitted mains shower unit including separate shower attachment. Wall hung circular wash hand basin, with modern style mixer tap, set in vanity unit with drawer space beneath. Low level WC with concealed cistern. Fitted shelving. Recessed LED lighting. Decorative tiled floor. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Frosted glass uPVC double glazed window to front aspect.

FIRST FLOOR LANDING

Wall light points. Radiator. Access to roof space. Inset LED spotlights to ceiling. Frosted glass uPVC double glazed window to side elevation. Large double glazed Velux window to front aspect.

From first floor landing, door to:

INNER LANDING

Open plan to:

OFFICE/STUDY

9'4" (2.84m) maximum 9'4" (2.84m) (incorporating inner landing). Telephone point. Inset LED spotlights to ceiling. Double glazed Velux window to front aspect.

From inner landing, one step down leads to:

MASTER BEDROOM

18'4" (5.59m) maximum reducing to 12'10" (3.91m) x 12'0" (3.66m). A spacious room. Inset LED lighting. Access to roof void. uPVC double glazed window provides fine outlook over rear garden, neighbouring fields and countryside beyond. Bespoke window shutters. uPVC double glazed door provides access to:

RAISED DECKED TERRACE/BALCONY

9'0" (2.74m) x 5'4" (1.63m). Composite decked terrace. Toughened glass and aluminium framed enclosure. Inset LED lighting. Fine outlook over rear garden, neighbouring fields and countryside beyond.

From master bedroom, sliding doors provide access to:

WALK IN DRESSING ROOM

8'2" (2.49m) x 5'4" (1.63m). Fitted with a range of open fronted wardrobes with various hanging rails, fitted shelving and drawers. Inset LED lighting. Frosted glass uPVC double glazed window to front aspect.

From inner landing/office/study area, door leads to:

ENSUITE BATHROOM

9'4" (2.84m) x 8'10" (2.69m). A spacious luxury bathroom comprising deep panelled bath with modern style mixer tap including shower attachment. Good size shower area with toughened glass shower screen and fitted shower unit including separate shower attachment. Low level WC with concealed cistern. Wall hung wash hand basin set on vanity unit with modern style mixer tap. Heated ladder towel rail. Attractive wood effect tiled flooring. Attractive tiling to majority of walls. Inset LED spotlights to ceiling. Extractor fan. uPVC double glazed window to rear aspect again offering fine outlook over rear garden, neighbouring park and countryside beyond.

From first floor landing, door to:

BEDROOM 2

14'2" (4.32m) x 9'10" (3.0m) excluding wardrobe space. Radiator. Inset LED spotlights to ceiling. Deep built in wardrobe providing hanging and shelving space. uPVC double glazed window, with bespoke window shutters, to rear aspect with fine outlook over rear garden, neighbouring park and countryside beyond.

From first floor landing, door to:

BEDROOM 3

12'5" (3.78m) x 11'2" (3.40m). Radiator. Inset LED spotlights to ceiling. Two uPVC double glazed windows to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 4

10'0" (3.05m) maximum into wardrobe space x 9'2" (2.79m). Range of built in wardrobes to one wall providing hanging and shelving space. Radiator. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect with outlook over rear garden and neighbouring park.

From first floor landing, door to:

FAMILY BATHROOM

12'2" (3.71m) x 6'10" (2.08m). Again a luxury quality suite comprising double length tiled shower enclosure with toughened glass screen and fitted mains shower unit. Wall hung wash hand basin with modern style mixer tap and drawer space beneath. Low level WC with concealed cistern. Free standing oval shaped bath with modern style mixer tap including separate shower attachment. Two heated ladder towel rails. Vinyl flooring. Inset LED spotlights. Extractor fan. Three frosted glass uPVC double glazed windows to front aspect.

From first floor landing, access to:

ROOF SPACE

Accessed via pull down aluminium ladder. Insulated and mostly boarded. Electric light.

OUTSIDE

The property is approached via a pillared entrance leading to an extensive brick paved driveway providing parking for numerous vehicles. Inset shrub beds. Large maturing tree. Outside light. Access to the front door.

To the left side elevation are timber double opening gates leading to the rear garden, which is a particular feature of the property, enjoying a south westerly aspect whilst measuring approximately 110ft (33m) x 100ft (30.4m). This fabulous large garden consists of a good size raised timber decked terrace which adjoins the rear elevation of the property. Additional patio with external lighting leads to a well kept and maintained lawned rear garden. Well stocked with a variety of maturing shrubs, plants, bushes and trees. Further decked terrace with concealed/covered fish ponds. To the lower end of the garden is a wonderful timber built treehouse with raised decked terrace. To the very end of the garden is a further area laid to decorative stone chippings providing a peaceful seating area. To the left side of the garden is a wide gravelled pathway and further shrub bed. Bike store. Outside lighting. Water tap. Gravelled pathway leads to a large timber storage shed measuring 12'10" (3.91m) x 12'10" (3.91m). In addition to the main lawned garden there is a well kept mature hedgerow which part divides the garden leading to a further extensive area of lawn with shrub beds well stocked with a variety of maturing shrubs, palms and maturing trees. The rear garden is enclosed to all sides.

TENURE

Freehold

COUNCIL TAX

Band

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue along passing County Hall and Crematorium, after the next set of traffic lights again proceed straight ahead and just after the entrance to King George V playing fields the property in question will be found a short way along 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.

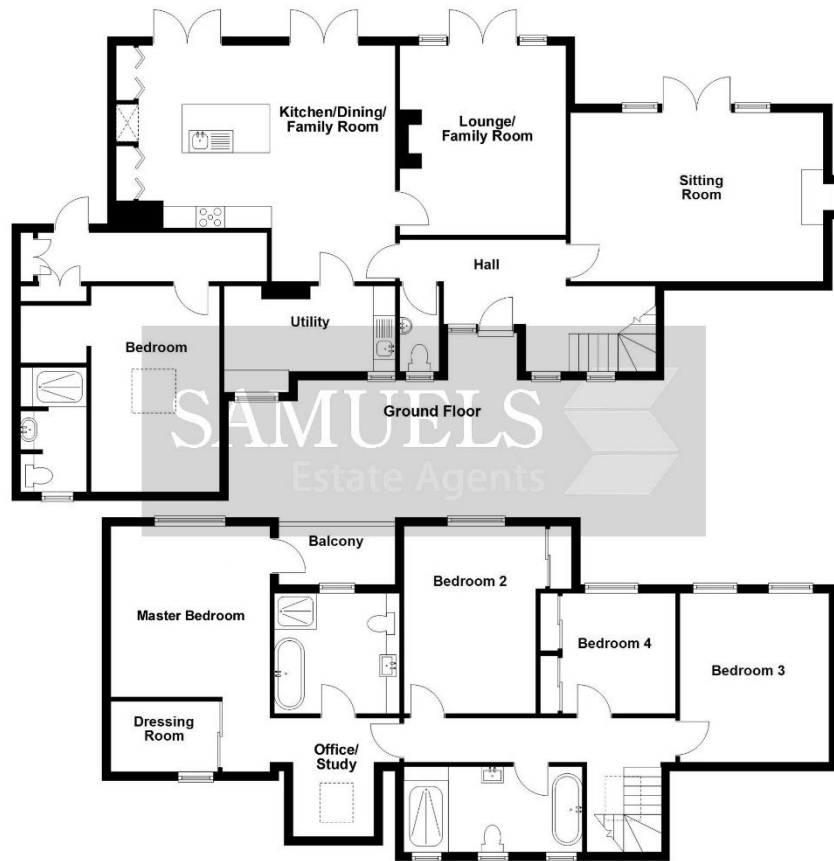
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0624/8674/AV



Total area: approx. 210.3 sq. metres (2263.2 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		