



**20 TOWNFIELD
EXMINSTER
NEAR EXETER
EX6 8AW**



£365,000 FREEHOLD



A fabulous well proportioned semi detached family home occupying a highly convenient position providing good access to all local village amenities. Presented in good decorative order throughout. Three good size bedrooms. First floor bathroom. Reception hall. Spacious sitting room. Separate dining room. Kitchen. Side lobby. Large utility. Cloakroom. Gas central heating. uPVC double glazing. Private parking for two vehicles. Good size enclosed landscaped rear garden. Fine outlook and views over neighbouring area and beyond. Highly sought after village location on the outskirts of Exeter. A great family home. Viewing highly recommended.

**** DUE TO A LOCAL PLANNING RESTRICTION ALL POTENTIAL PURCHASERS MUST HAVE LIVED OR WORKED IN DEVON FOR THE PAST THREE YEARS ****

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part obscure uPVC double glazed front door leads to:

RECEPTION HALL

Radiator. Smoke alarm. Electric meter. Electric consumer unit. Stairs rising to first floor. Glass panelled exposed wood door leads to:

SITTING ROOM

18'0" (5.49m) x 11'2" (3.40m). A light and spacious room. Exposed brick chimney breast with inset wood burning stove and raised hearth. Radiator. Laminate wood effect flooring. uPVC double glazed window to front aspect with outlook over neighbouring area, parts of Exminster and beyond. uPVC double glazed window to rear aspect with outlook over rear garden. Part glass panelled exposed wood door leads to kitchen.

From reception hall, part glass panelled exposed wood door leads to:

DINING ROOM

12'4" (3.76m) x 10'2" (3.10m). Again a light and spacious room with attractive tiled flooring. Radiator. Exposed brick chimney breast with inset grate providing real open fire, raised hearth and wood mantel over. uPVC double glazed window to front aspect with outlook over neighbouring area, parts of Exminster and beyond. Large feature archway opens to:

KITCHEN

15'8" (4.78m) x 7'4" (2.54m). Fitted with a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces with tiled splashbacks. Single drainer sink unit with mixer tap. Fitted Neff double oven/grill. Five ring gas hob with filter/extractor hood over. Plumbing and space for dishwasher. Attractive tiled flooring. Radiator. Deep walk in understair storage cupboard. Part glass panelled exposed wood door leads to sitting room. uPVC double glazed window to rear aspect with outlook over rear garden. Exposed wood door leads to:

SIDE LOBBY

Radiator. Obscure uPVC double glazed door provides access to rear garden. Deep storage cupboard. Walk in larder with power and light, fitted shelf, space for fridge freezer and obscure uPVC double glazed window to front aspect.

From side lobby, door leads to:

UTILITY ROOM

8'0" (2.44m) x 7'6" (2.29m). A large utility fitted with a range of matching base and eye level cupboards. Granite effect roll edge work surfaces. Power and light. Plumbing and space for washing machine. Further appliance space. Wall mounted boiler serving central heating and hot water supply. Cloak hanging space. Radiator. Access to roof void. Obscure uPVC double glazed window to front aspect.

From side lobby, door to:

CLOAKROOM

Low level WC. Obscure uPVC double glazed window to rear aspect.

FIRST FLOOR LANDING

Access to roof space. Smoke alarm. Radiator. Door to:

BEDROOM 1

12'4" (3.76m) excluding wardrobe space x 10'2" (3.10m) excluding door recess. Radiator. Built in double wardrobe. uPVC double glazed window to front aspect offering fine outlook over neighbouring area, parts of Exminster towards Topsham and beyond.

From first floor landing, door to:

BEDROOM 2

11'8" (3.56m) x 11'2" (3.40m) excluding wardrobe space. Radiator. Built in double wardrobe. uPVC double glazed window to front aspect again offering fine outlook over neighbouring area, parts of Exminster towards Topsham and beyond.

From first floor landing, door to:

BEDROOM 3

9'4" (2.84m) x 7'4" (2.54m). Laminate wood effect flooring. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BATHROOM

7'6" (2.29m) x 5'10" (1.78m). A white suite comprising panelled bath with traditional style taps, fitted electric shower unit over, glass shower screen and tiled splashback. Traditional style wash hand basin with Traditional style taps. Low level WC. Tiled wall surround. Radiator. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is a good size raised area of lawned garden with flower/shrub beds. Pathway leads to the front door with courtesy light. To the right side of the garden is a shared pathway leading to a shared underhouse pathway in turn leading to private gate with access to the rear garden. The rear garden is a particular feature of the property enjoying a southerly aspect whilst consists of a raised decked terrace with timber shed and leading to an area of garden laid to decorative stone chippings for ease of maintenance. Outside light and water tap. Large timber shed. Composite steps lead to an attractive composite decked terrace with raised flower/shrub beds. Steps and pathway lead to the top end of the garden which consists of a good size shaped area of lawn again with flower/shrub bed. Section of garden laid to decorative stone chippings for ease of maintenance. Large timber shed/workshop. The rear garden is enclosed to all sides.

TENURE

Freehold

COUNCIL TAX
Band C

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout take the 3rd exit left down into Bridge Road. At the roundabout bear left onto Sannerville Way and continue along taking the right hand turning signposted 'Exminster'. Continue into the village passing the Stowey Arms public house and continue down, just after the school turn right into Deepway Lane and again continue up the hill taking the right hand turning into Townfield, continue to the end of this road and 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.

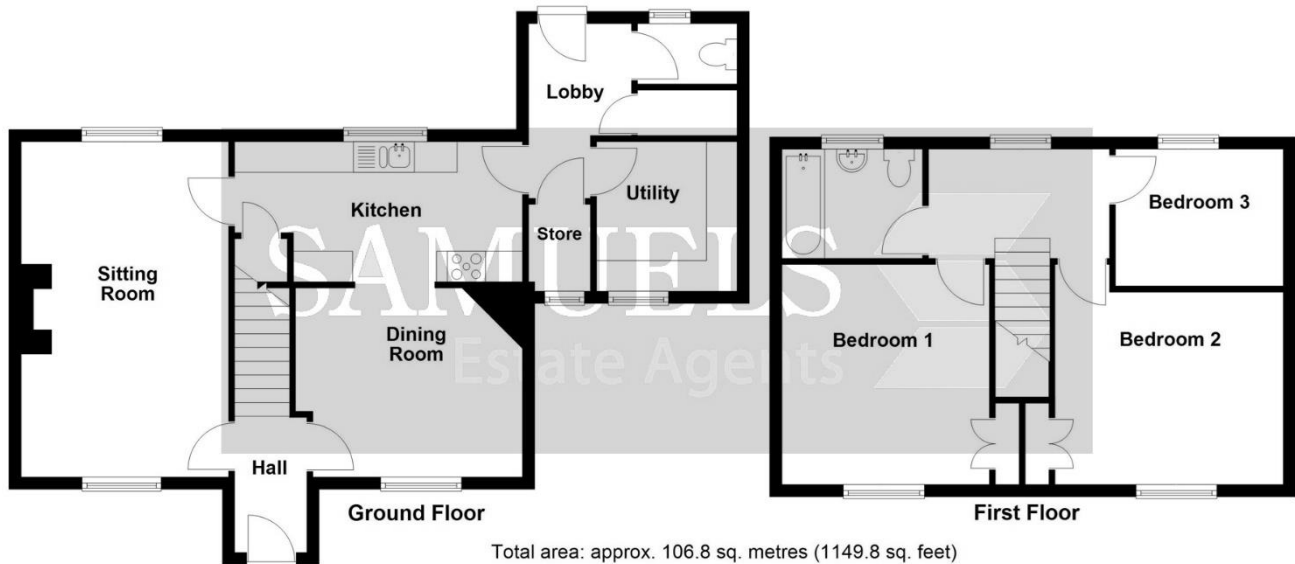
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0624/8668/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		