



**6 MILBURY CLOSE
EXMINSTER
NEAR EXETER
EX6 8AF**



£450,000 FREEHOLD



A truly fabulous much improved and extended detached bungalow occupying a delightful position convenient to all local village amenities. Well proportioned living accommodation presented in superb decorative order throughout. Reception hall. Three double bedrooms. Ensuite shower room to master bedroom. Modern family bathroom. Sitting room. Dining room. Quality fitted modern kitchen/breakfast room. Gas central heating. uPVC double glazing. Private driveway providing parking for approximately three vehicles. Garage incorporating utility area. Delightful front and rear gardens. Highly sought after village location on the outskirts of Exeter. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part obscure uPVC double glazed front door, with matching side panel, leads to:

RECEPTION HALL

A long spacious reception hall. High quality Italian laminate flooring. Radiator. Access to roof space. Smoke alarm. Deep storage cupboard with fitted shelf. Further radiator. Cloaks cupboard with hanging space also housing control panel for underfloor heating and electric radiator in ensuite. uPVC double glazed window to side aspect. Oak wood door leads to:

SITTING ROOM

14'0" (4.27m) x 12'0" (3.66m). A light and spacious room. Contemporary fireplace with raised hearth, inset Stovax living flame effect gas fire, fire surround and mantel over. Radiator. High quality Italian laminate flooring. Large uPVC double glazed window, with fitted blinds, to front aspect with pleasant outlook over front garden. Large feature archway opens to:

DINING ROOM

12'2" (3.71m) x 10'4" (3.15m). High quality Italian laminate flooring. Radiator. uPVC double glazed sliding patio door, with fitted blinds, providing access and outlook to rear garden. Oak wood door leads to:

KITCHEN/BREAKFAST ROOM

19'0" (5.79m) x 9'6" (2.90m) maximum reducing to 6'6" (1.98m). A light and spacious room. Modern kitchen fitted with an extensive range of matching base, drawer and eye level cupboards. Granite work surfaces with matching splashback. Single drainer sink unit with modern style mixer tap. Fitted Neff oven/grill. Fitted Neff microwave/grill. Neff warming plate. Fitted Neff induction hob with glass splashback and Neff filter/extractor hood over. Plumbing and space for washing machine. Integrated Neff dishwasher. Siemens upright fridge freezer. Pull out larder cupboards. Radiator. Fitted breakfast bar. uPVC double glazed windows, with fitted blinds, to both side and rear aspects with outlook over rear garden. Part obscure uPVC double glazed door providing access to rear garden.

From reception hall, oak wood door leads to:

BEDROOM 1

14'2" (4.32m) x 11'2" (3.40m). High quality Italian laminate flooring. Large built in double wardrobe with mirror fronted doors providing hanging and shelving space. Radiator. uPVC double glazed window, with fitted vertical blind (not Roman blind), to rear aspect with outlook over rear garden. Oak wood door leads to:

ENSUITE SHOWER ROOM

10'6" (3.20m) maximum x 5'8" (1.73m). A refitted modern matching white suite comprising good size shower enclosure with fitted mains shower unit. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard with cupboard space beneath. Low level WC with concealed cistern. Tiled floor with underfloor heating. Heated ladder towel rail. Inset LED spotlights to ceiling. Obscure uPVC double glazed window, with fitted blind, to side aspect.

From reception hall, oak wood door leads to:

BEDROOM 2

11'10" (3.61m) x 10'6" (3.20m). Radiator. uPVC double glazed window, with fitted blind, to side aspect.

From reception hall, oak wood door leads to:

BEDROOM 3

11'10" (3.61m) maximum x 11'6" (3.51m). Radiator. uPVC double glazed window, with fitted blind, to front aspect with outlook over front garden.

From reception hall, oak wood door leads to:

BATHROOM

8'4" (2.54m) x 7'0" (2.13m). A modern matching white suite comprising panelled bath with modern style mixer tap. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC with concealed cistern. Separate shower enclosure with fitted mains shower unit including additional shower attachment. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window, with fitted blind, to side aspect.

From reception hall, access to insulated and part boarded roof space with electric light and also houses boiler serving central heating and hot water supply.

OUTSIDE

The property benefits from a good size front lawned area of garden with surrounding shrub beds well stocked with a variety of maturing shrubs, plants and trees. A private driveway provides parking in turn providing access to:

GARAGE/UTILITY

15'10" (4.83m) x 9'6" (2.90m) maximum reducing to 8'0" (2.44m). Up and over door. Electric consumer unit and meter. Pitched roof. Power and light. Utility area - single drainer sink unit with modern style mixer tap and base cupboard under. Further appliance space. Fitted roll edge work surface with additional base cupboards. Rear courtesy door provides access to rear garden.

Pathway leads to the front door whilst to the left side elevation is a side gate and pathway leading to the rear garden which enjoys a high degree of privacy whilst consists of an attractive paved patio, with outside light, leading to a neat shaped area of lawn. Maturing hedgerow. Well stocked flower/shrub beds. Additional area of garden laid to decorative stone chippings for ease of maintenance. A side pathway, with water tap, leads to rear door of the garage.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick with cavity wall

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>
Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>
Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>
Mining: No risk from mining
Council Tax: Band D (Teignbridge)

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout and take the 3rd exit left down onto Bridge Road. Continue down and at the next roundabout bear left onto Sannerville Way and continue along taking the right hand turning signposted 'Exminster' proceed into the village, passing the Stowey Arms public house, and take the 2nd left down into Milbury Lane and continue along taking the left hand turning into Milbury Close. 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 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.

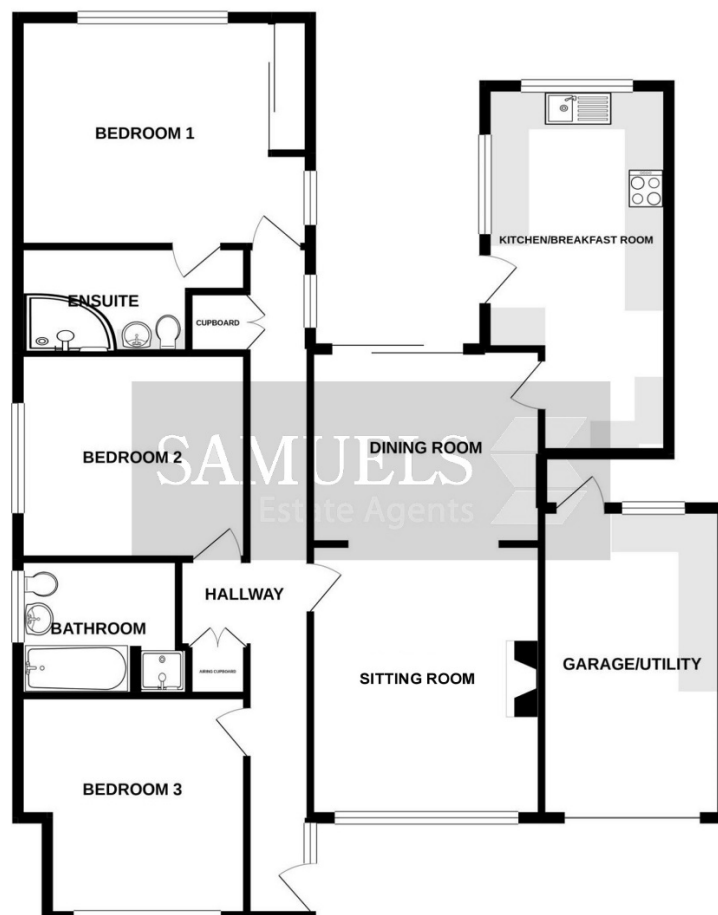
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0725/9008/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		