

**19 ALDRIDGE PLACE
TITHEBARN
EXETER
EX1 4AS**

PROOF COPY



£380,000 FREEHOLD



A stylish and beautifully presented modern detached family home located within this popular development on the outskirts of Exeter providing good access to local amenities and major link roads. Three bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Light and spacious sitting room. Well proportioned modern kitchen/dining room. Utility room. Cloakroom. uPVC double glazing. District heating. Private driveway. Good size garage. Enclosed landscaped rear garden enjoying southerly aspect. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Canopy entrance. Composite front door, with inset obscure double glazed panel, leads to:

RECEPTION HALL

Stairs rising to first floor. Radiator. Thermostat control panel. Smoke alarm. Electric consumer unit. Door to:

SITTING ROOM

18'6" (5.64m) x 10'4" (3.15m). A light and spacious room. Two radiators. Telephone point. uPVC double glazed window to front aspect. uPVC double glazed double opening doors providing access and outlook to rear garden.

From reception hall, door to:

KITCHEN/DINING ROOM

18'6" (5.64m) x 9'6" (2.90m) excluding door recess. A modern kitchen fitted with a range of matching white gloss fronted base, drawer and eye level cupboards. Wood effect roll edge work surfaces incorporating breakfast bar with tiled splashback. 1½ bowl sink unit with modern style mixer tap and single drainer. Fitted oven. Four ring electric hob with glass splashback and filter/extractor hood over. Integrated upright fridge freezer. Integrated dishwasher. Space for table and chairs. Two radiators. uPVC double glazed windows to both front, side and rear aspects. Doorway opens to:

UTILITY ROOM

6'4" (1.93m) x 5'2" (1.57m). Fitted with a range of matching gloss fronted base cupboards with wood effect roll edge work surface. Integrated washing machine. Wall mounted concealed heat exchanger. Radiator. Smoke alarm. Part obscure composite double glazed door provides access to rear garden. Door to:

CLOAKROOM

A modern matching white suite comprising low level WC. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath and tiled splashback. Radiator. Extractor fan.

FIRST FLOOR LANDING

Radiator. Smoke alarm. Access to roof space. Storage cupboard with fitted shelf. uPVC double glazed window to rear aspect. Door to:

BEDROOM 1

18'6" (5.64m) x 10'4" (3.15m) reducing to 6'2" (1.88m). Again a fabulous light and spacious room incorporating a dressing area. Two radiators. uPVC double glazed window to rear aspect. uPVC double glazed window to front aspect with outlook over neighbouring area and countryside beyond. Door to:

ENSUITE SHOWER ROOM

A modern matching white suite comprising good size tiled shower enclosure with fitted mains shower unit. Wash hand basin with modern style mixer tap. Low level WC. Part tiled walls. Radiator. Extractor fan. Obscure uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

10'8" (3.25m) x 9'2" (2.79m) maximum reducing to 8'4" (2.54m). Radiator. uPVC double glazed window to side aspect. uPVC double glazed window to front aspect again with outlook over neighbouring area and countryside beyond.

From first floor landing, door to:

BEDROOM 3

9'2" (2.79m) x 7'6" (2.29m). Radiator. uPVC double glazed window to rear aspect.

From first floor landing, door to:

BATHROOM

A modern matching white suite comprising panelled bath with modern style mixer tap including shower attachment, glass shower screen and tiled splashback. Wash hand basin with modern style mixer tap. Low level WC. Part tiled walls. Radiator. Extractor fan. Obscure uPVC double glazed window to front aspect.

OUTSIDE

The property benefits from occupying a corner plot site. To the front is a sloped pathway with courtesy light providing access to front door. The front and side gardens and stocked with a variety of maturing shrubs, plants and trees. To the left side elevation is a private driveway providing parking for one vehicle in turn providing access to:

GARAGE

19'4" (5.89m) x 9'8" (2.95m). With power and light. Pitch roof providing additional storage space. Up and over door providing vehicle access. Side courtesy door provides access to the rear garden.

From the right side elevation a dividing pathway and side gate leads to the rear garden, which is a particular feature of the property, enjoying a southerly aspect and having been landscaped by the present vendor to consist of an attractive paved patio. Section of garden laid to decorative stone chippings for ease of maintenance. Area of artificial turf. Raised decked terrace.

TENURE

FREEHOLD

MAINTENANCE CHARGE

We await for confirmation of the charge for the upkeep of communal areas.

MATERIAL INFORMATION

Construction Type: To be confirmed

Mains: - Water, drainage, electric

Heating: District 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 (East Devon)

DIRECTIONS

Proceeding out of Exeter along Pinhoe Road continue to the end of this road by Sainsbury's and bear left. Continue down to the next set of traffic lights bearing right onto Cumberland Way at the next roundabout turn left onto Tithebarn Way and continue on this road for approximately 1 mile and take the 2nd left into Hutchings Drive, continue down and take the 4th left into Aldridge Place. Continue around and the property will be found on the left 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 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/1125/9090/AV



Total area: approx. 90.0 sq. metres (968.6 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		