



**9 JUPES CLOSE
EXMINSTER
NEAR EXETER
EX6 8BP**

PROOF COPY



£332,500 FREEHOLD



A light and spacious modern semi detached family home occupying a delightful cul-de-sac position within close proximity to all local village amenities. Presented in superb decorative order throughout. Three bedrooms. Refitted modern bathroom. Reception hall. Ground floor cloakroom. Light and spacious lounge/dining room. Kitchen/breakfast room. Private driveway. Garage. Good size enclosed rear garden enjoying southwesterly aspect. Popular village location on the outskirts of Exeter. A great family home. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Large canopy entrance. Front door leads to:

RECEPTION HALL

Exposed wood flooring. Radiator. Stairs rising to first floor. Smoke alarm. uPVC double glazed window to side aspect. Door to:

CLOAKROOM

A matching white suite comprising low level WC. Wash hand basin with tiled splashback. Exposed wood flooring. Radiator. Extractor fan.

From reception hall, door to:

KITCHEN/BREAKFAST ROOM

9'2" (2.79m) x 8'4" (2.54m). Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces with tiled splashback. Single drainer sink unit with mixer tap. Fitted electric cooker with four ring hob and filter/extractor hood over. Washing machine, fridge and dishwasher (included in sale). Space for small table and chairs. Radiator. Wall mounted boiler serving central heating and hot water supply. Tiled floor. uPVC double glazed window to side aspect. uPVC double glazed window to front aspect.

From reception hall, door to:

LOUNGE/DINING ROOM

16'10" (5.13m) x 12'10" (3.91m) reducing to 9'6" (2.90m). A light and spacious 'L' shaped room with exposed wood flooring. Radiator. Television aerial point. Understair storage cupboard. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed sliding patio door providing access and outlook to rear garden.

FIRST FLOOR LANDING

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

BEDROOM 1

14'4" (4.37m) maximum into wardrobe space x 10'4" (3.15m). Radiator. Range of built in wardrobes providing ample hanging and storage space. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

11'4" (3.45m) maximum into wardrobe space x 9'4" (2.84m) excluding door recess. Range of built in wardrobes providing hanging and shelving space. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 3

7'4" (2.54m) x 6'8" (2.03m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BATHROOM

9'8" (2.95m) x 6'4" (1.93m) maximum. A refitted modern matching white suite comprising panelled bath with central mixer tap, fitted mains shower unit with separate shower attachment, folding shower screen and tiled splashback. Wall hung wash hand basin with modern style mixer tap. Low level WC with concealed cistern. Part tiled walls. Tiled floor. Heated ladder towel rail. Airing cupboard, with fitted shelving, housing lagged hot water cylinder. Inset LED spotlights to ceiling. Extractor fan. Shaver point. Obscure uPVC double glazed window to front aspect.

OUTSIDE

Directly to the front of the property is a private driveway providing parking for approximately two vehicles in turn providing access to:

GARAGE

16'2" (4.93m) x 8'2" (2.49m). A good size garage with high ceiling height. Power and light. Up and over door providing vehicle access.

The front garden is laid to lawn with decorative pebble bed. Water tap. Dividing steps and pathway lead to the front/side door with courtesy light. A side gate leads to the side elevation with bin store and opening to the rear garden, which is a particular feature of the property, enjoying a high degree of privacy whilst consisting of a good size paved patio with outside light. Retaining wall. Side steps lead to two neat shaped areas of level lawn. Well stocked shrub borders planted with a variety of maturing shrubs, plants, bushes and trees. The rear garden is enclosed to all sides and enjoys a south westerly aspect.

TENURE FREEHOLD

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout and take the 3rd exit left down into Bridge Road. Proceed down and at the roundabout bear left onto Sannerville Road continue on this road for approximately one mile until reaching the next roundabout and take the 3rd exit left into the village of Exminster. Proceed over the 1st mini roundabout to the brow of the hill and turn right down into Jupes Close.

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.

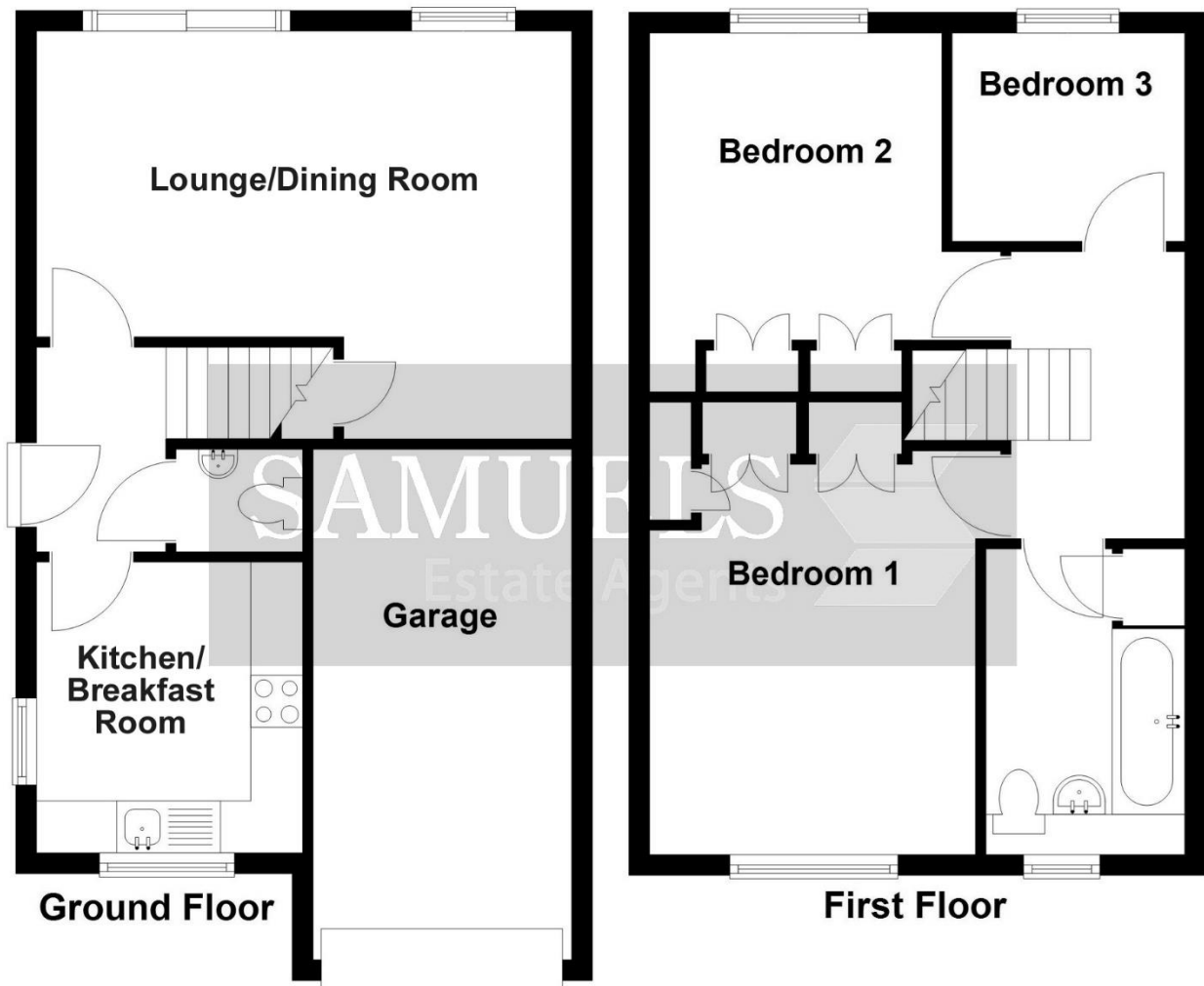
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1123/8540/AV



Total area: approx. 84.3 sq. metres (907.2 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		