



**42 FLEMING WAY
ST LEONARDS
EXETER
EX2 4TP**

PROOF COPY



£375,000 FREEHOLD



A beautifully presented modern three storey town house located within this highly desirable residential development providing good access to local amenities, Royal Devon & Exeter hospital and city centre. Three good size bedrooms. Ensuite shower room to master bedroom. First floor modern bathroom. Reception hall. Sitting room. Ground floor cloakroom. Kitchen/dining room. Gas central heating. uPVC double glazing. Delightful enclosed rear garden. Private garage. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Covered entrance. Front door, with inset obscure double glazed panels, leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Engineered oak wood flooring. Smoke alarm. Radiator. Storage cupboard housing electric consumer unit. Door to:

SITTING ROOM

17'10" (5.44m) x 9'8" (2.95m). Engineered oak wood flooring. Feature marble fireplace with raised hearth, inset living flame effect electric fire with mantel over. Two radiators. Telephone point. Television aerial point. uPVC double glazed window to front aspect with outlook over neighbouring green. Door to:

CLOAKROOM

Comprising low level WC. Wash hand basin with modern style mixer tap. Part tiled walls. Radiator. Engineered oak wood flooring. Cloak hanging space. Fitted shelving. Extractor fan.

From sitting room, door to:

KITCHEN/DINING ROOM

12'10" (3.91m) x 8'4" (2.54m). Fitted with a range of matching base, drawer and eye level cupboards. Work surfaces with decorative tiled splashbacks. Fitted double oven/grill. Four ring gas hob with filter/extractor hood over. 1½ bowl sink unit with single drainer and modern style mixer tap. Integrated upright fridge freezer. Integrated washing machine. Radiator. Tiled floor. Space for table and chairs. Wall mounted concealed boiler serving central heating and hot water supply. uPVC double glazed window to rear aspect with outlook over rear garden. Part double glazed door providing access and outlook to rear garden.

FIRST FLOOR LANDING

Smoke alarm. Engineered oak wood flooring. Radiator. Stairs rising to second floor. Airing cupboard, with fitted shelf, housing hot water tank. uPVC double glazed window to front aspect with outlook over neighbouring green. Door to:

BEDROOM 2

12'10" (3.91m) x 8'6" (2.59m). Engineered oak wood flooring. Radiator. Two uPVC double glazed windows to rear aspect with outlook over rear garden.

From first floor landing, door to:

BATHROOM

6'5" (1.96m) x 6'4" (1.93m). A modern matching white suite comprising panelled bath with modern style mixer tap, fitted mains shower unit and tiled splashback. Low level WC. Wash hand basin with modern style mixer tap. Part tiled walls. Shaver point. Radiator. Medicine cabinet. Extractor fan.

From first floor landing, door to:

BEDROOM 3

10'10" (3.30m) x 6'5" (1.96m). Radiator. uPVC double glazed window to front aspect with outlook over neighbouring green.

SECOND FLOOR LANDING

Smoke alarm. Door to:

BEDROOM 1

17'4" (5.28m) maximum into recess x 9'6" (2.90m). A spacious room. Built in double wardrobe. Radiator. uPVC double glazed window to front aspect. Door to:

ENSUITE SHOWER ROOM

7'6" (2.29m) x 5'6" (1.68m) excluding recess. A modern matching white suite comprising shower enclosure with fitted mains shower unit including separate shower attachment. Wash hand basin with modern style mixer tap. Low level WC. Heated ladder towel rail. Tiled wall surround. Shaver point. Double glazed Velux window to rear aspect. Door to deep built in storage cupboard with electric light.

OUTSIDE

To the front of the property is flower/shrub stocked with a variety of maturing shrubs, plants and flowers. Dividing pathway leads to the front door with courtesy light. The rear garden is a paritcular feature of the property consisting of an attractive paved patio with water tap and awning. Ornamental pond with surrounding flower/shrub beds well stocked with a variety of maturing shrubs, plants and flowers. A dividing pathway leads to the top end of the garden consisting of another paved patio. The rear garden is enclosed to all sides whilst a rear gate provides pedestrian access in turn providing access to:

GARAGE

17'0" (5.18m) x 8'8" (2.64m). With power and light. Pitched roof providing additional storage space. Up and over door providing vehicle access. The garage is situated in a block and numbered '42'.

TENURE

Freehold

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE voice & data limited, Three voice limited & data none, O2 voice likely & data limited, Vodafone voice & data limited

Mobile: Outdoors – EE, Three, O2 and Vodafone voice & data likely

Broadband: Standard, Superfast & Ultrafast available.

Flood Risk: River & sea – Very low risk, Surface water – High risk

Mining: No risk from mining

Council Tax: Band D

DIRECTIONS

From Exeter city centre proceed along Topsham Road and take the left hand turning into Barrack Road. Continue along Barrack Road taking the third left hand turning into Fleming Way

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.

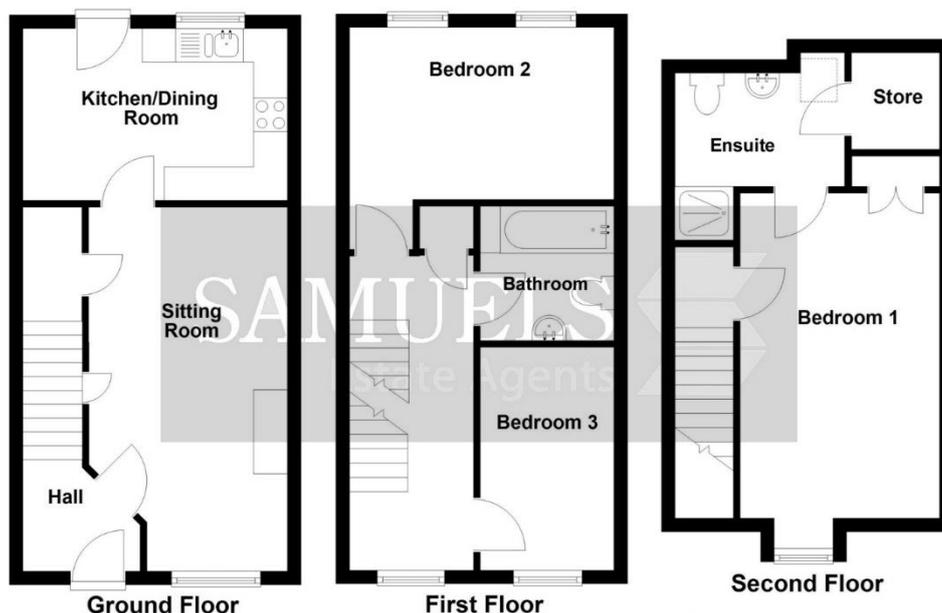
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0924/8749/AV



Total area: approx. 90.1 sq. metres (969.6 sq. feet)
Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		