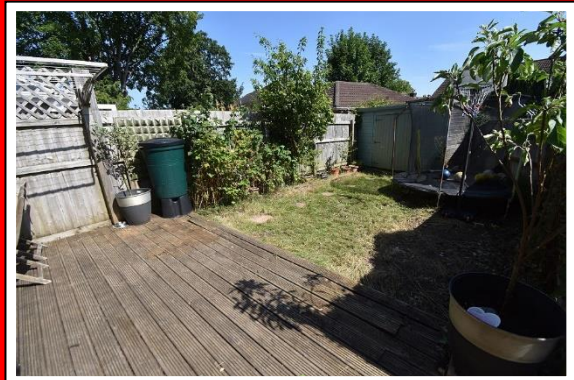
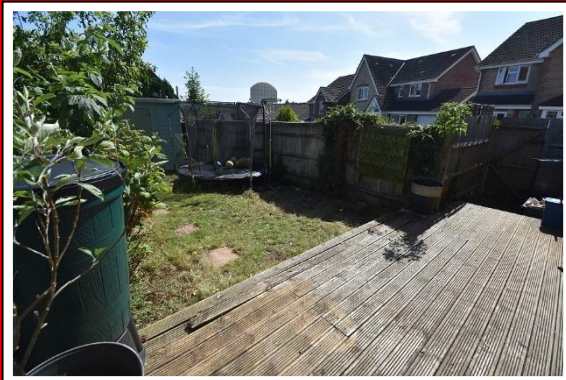




**23 PRIDHAMS WAY  
EXMINSTER  
NEAR EXETER  
EX6 8TA**



**£385,000 FREEHOLD**



**An opportunity to acquire a much improved and extended four bedroom semi detached family home occupying a delightful position overlooking a mature tree lined avenue. Well proportioned living accommodation. Four bedrooms. Ensuite shower room to master bedroom. Spacious family bathroom. Ground floor cloakroom. Light and spacious lounge/dining room open plan to modern kitchen/breakfast room. Utility room. Gas central heating. uPVC double glazing. Fully owned solar panel system. Enclosed rear garden. Garage and driveway. Popular village location on the outskirts of Exeter. No chain. Viewing recommended.**

## **ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)**

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

### **RECEPTION HALL**

Laminate wood flooring. Stairs rising to first floor. Fitted shelving. Radiator. Inset LED spotlights to ceiling. Smoke alarm. Range of storage cupboards to one wall with hanging rail and fitted shelving. 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. Heated towel rail. Laminate wood flooring. Extractor fan. Inset LED spotlight to ceiling.

From reception hall, door to:

### **LOUNGE/DINING ROOM**

25'6" (7.77m) x 14'10" (4.52m) maximum reducing to 11'10" (3.61m). A well proportioned light and spacious room with laminate wood flooring. Two radiators. Large understairs recess with fitted shelving. Understair storage cupboard. Further range of shelving with double power points. uPVC double glazed window to front aspect with pleasant outlook over neighbouring tree lined avenue. Full height uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed double opening doors providing access and outlook to rear garden. Open plan to:

### **KITCHEN/BREAKFAST ROOM**

14'0" (4.27m) x 8'0" (2.44m) maximum. A modern kitchen fitted with a range of matching white gloss fronted base, drawer and eye level cupboards including corner carousel unit. Granite effect worktop with tiled splashback incorporating breakfast bar. 1½ bowl sink unit with single drainer, modern style mixer tap, extractor and lighting over. Plumbing and space for dishwasher. Five ring gas hob with glass splashback and remote controlled extractor hood over. Fitted oven/grill. Fitted microwave oven/grill. Space for American style fridge freezer. Upright storage cupboard. Pull out larder cupboard. Laminate wood flooring. Inset LED spotlights to ceiling. Heat alarm. uPVC double glazed window to side aspect overlooking the back deck and garden. uPVC double glazed window to rear aspect with outlook over rear garden. Door leads to:

### **UTILITY ROOM**

10'8" (3.25m) x 6'4" (1.93m). Fitted with a range of matching white gloss fronted base, drawer and eye level cupboards. Recess space for upright freezer with fitted shelf over. Granite effect work surfaces with matching splashback and double power points. Circular bowl sink unit with modern style mixer tap. Plumbing and space for washing machine. Radiator. Upright storage cupboard. Laundry chute. Wall mounted boiler serving central heating and hot water supply. Laminate wood flooring. Extractor fan. Inset sensor LED spotlights to ceiling.

### **FIRST FLOOR LANDING**

Laminate wood flooring. Access to roof space. Sun tunnel light. Smoke alarm. Linen cupboard with fitted shelving. Fitted bookshelf attached to a secret door leading to:

### **BEDROOM 1**

11'8" (3.56m) maximum reducing to 8'6" (2.59m) x 11'0" (3.35m) maximum. Dimmer lighting. Radiator. Built in double wardrobe with mirror fronted doors providing hanging and shelving space. Access to partially boarded roof space. Fitted drawer unit with concealed shelving behind. uPVC double glazed window to front aspect with pleasant outlook over neighbouring tree lined avenue. Door to:

### **ENSUITE SHOWER ROOM**

A modern matching white suite comprising good size quadrant tiled shower enclosure with fitted mains shower unit. Low level WC. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Tiled floor. Shaver point. Heated ladder towel rail. Extractor fan. Obscure uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 2**

14'4" (4.37m) maximum into wardrobe space x 8'2" (2.49m). Laminate wood flooring. Radiator. Built in double wardrobe providing hanging space and shelving. Built in five drawer chest with fitted shelving over. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area and countryside beyond.

From first floor landing, door to:

### **BEDROOM 3**

13'10" (4.22m) maximum reducing to 8'10" (2.69m) x 7'0" (2.13m) maximum. Laminate wood flooring. Inset LED spotlights to ceiling. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area and countryside beyond.

From first floor landing, door to:

### **BEDROOM 4**

9'2" (2.79m) x 6'8" (2.03m). Laminate wood flooring. Radiator. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area and countryside beyond.

From first floor landing, door to:

### **BATHROOM**

13'0" (3.96m) x 6'6" (1.98m) maximum. A modern matching white suite comprising deep sunken bath with modern style mixer tap and tiled splashback. Wash hand basin set in vanity unit with storage space beneath, modern style mixer tap and tiled splashback. Low level WC. Tiled shower enclosure with fitted mains shower unit. Laundry chute. Large heated electric/gas towel rail. Laminate wood effect flooring. Extractor fan. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to front aspect.

### **OUTSIDE**

To the front of the property is an area of lawned garden with various maturing shrubs, plants and bushes. Dividing pathway leads to the front door with courtesy light, external power point and water tap.

The rear garden consists of an extensive timber decked terrace with water tap, external power point and wall light point. Shaped area of lawn with raspberry canes, maturing plum tree and large timber shed. The rear garden is enclosed to all sides whilst a side gate provides pedestrian access in turn providing access to **garage** which is situated behind the garden (middle garage with driveway in front).

#### TENURE

Freehold

#### MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas, solar panel system

Heating: Gas central heating

Mobile: Indoors – EE, Three, and Vodafone voice & data limited, O2 voice likely & 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 – Very low risk

Mining: No risk from mining

Council Tax: Band C

#### DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout and take the 3rd exit down into Bridge Road. Proceed along and at the roundabout bear left onto Sannerville Way continue along taking the 1st right signposted 'Exminster', continue under the motorway bridge and turn right into Reddaway Drive continue around taking the 2nd left into Pridhams Way, continue down and take the 1<sup>st</sup> left into the cul-de-sac 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.

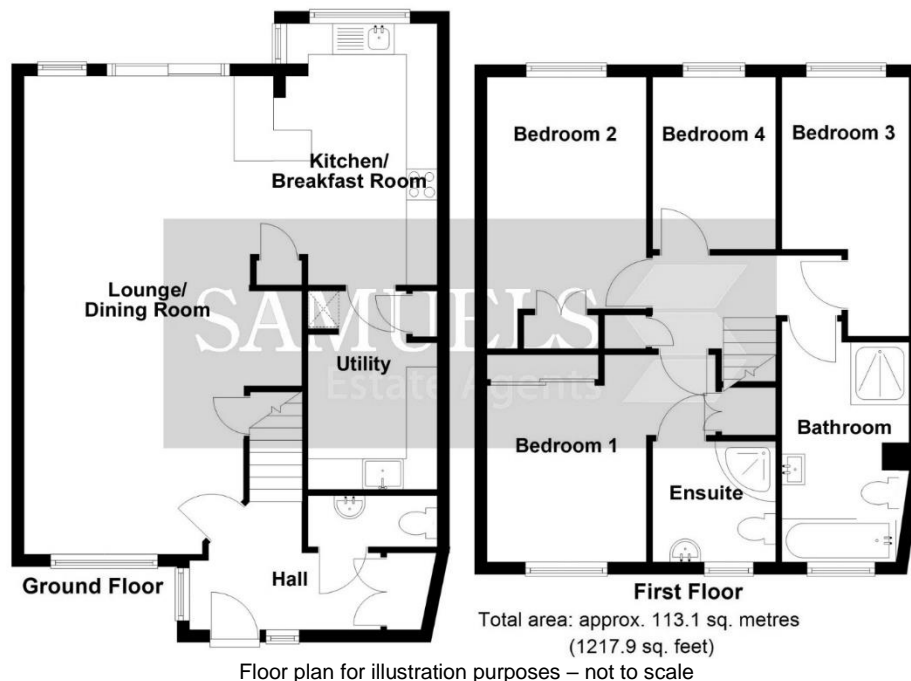
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

#### 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/0724/8708/AV







Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		