



**4 OLD PAVILION CLOSE  
EXETER  
DEVON  
EX2 5UN**



**£625,000 FREEHOLD**



A rare opportunity to acquire a fabulous detached family home occupying a generous size plot with good size front and rear gardens, large private driveway providing ample parking and double garage. Situated in a highly sought after residential location providing good access to local amenities, popular schools and major link roads. Well proportioned living accommodation. Four bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Ground floor cloakroom. Good size sitting room. Separate dining room. Light and spacious kitchen/breakfast room. Gas central heating. uPVC double glazing. Fine outlook and views over neighbouring green, parts of Ludwell Valley Park and countryside beyond. A great family home. No chain. Viewing highly recommended.

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

Part obscure uPVC double glazed front door leads to:

### **ENTRANCE PORCH**

uPVC double glazed windows to both front and side aspects. Courtesy light. Part Obscure double glazed door leads to:

### **RECEPTION HALL**

Radiator. Thermostat control panel. Understair recess. Smoke alarm. Telephone point. Door to:

### **CLOAKROOM**

Comprising low level WC with concealed cistern. Wash hand basin, with mixer tap, set in vanity unit with cupboard space beneath and tiled splashback. Tiled floor. Radiator. Cupboard housing electric consumer unit. Obscure uPVC double glazed window to front aspect.

From reception hall, door to:

### **SITTING ROOM**

22'4" (6.81m) x 15'2" (4.62m) maximum reducing to 11'0" (3.35m). A well proportioned light and spacious room. Two radiators. Television aerial point. Telephone point. Attractive sandstone effect fireplace with raised hearth, inset living flame effect gas fire and mantle over. Two wall light points. Double opening doors lead to dining room. uPVC double glazed window to front aspect with outlook over front garden, neighbouring area and beyond. Double glazed sliding patio doors provide access and outlook to rear garden.

From reception hall, glass panelled door leads to:

### **DINING ROOM**

11'2" (3.40m) x 10'10" (3.30m). Radiator. Double opening doors lead to sitting room. Two wall light points. uPVC double glazed sliding door provides access and outlook to rear garden.

From reception hall, door to:

### **KITCHEN/BREAKFAST ROOM**

16'2" (4.93m) x 12'2" (3.71m). A light and spacious kitchen fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted double oven grill. Four ring gas hob with filter/extractor hood over. Plumbing and space for washing machine. Plumbing and space for dishwasher. Integrated fridge freezer. Further appliance space. Radiator. Space for table and chairs. Wall mounted boiler serving central heating and hot water supply. Two uPVC double glazed windows to rear aspect with outlook over rear garden. uPVC double glazed window to side elevation. Double glazed door provides access side garden. Door leads to integral garage.

### **FIRST FLOOR LANDING**

Airing cupboard, with fitted shelving, housing hot water tank. Smoke alarm. Access, via pull down ladder, to insulated and part boarded roof space. Door to:

### **BEDROOM 1**

15'8" (4.78m) maximum into wardrobe space x 10'0" (3.05m). Range of built in bedroom furniture consisting twelve drawers with end shelving. Range of built in wardrobes to one wall providing hanging and shelving space. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden. Door to:

### **ENSUITE SHOWER ROOM**

8'4" (2.54m) x 6'2" (1.88m). A refitted modern matching white suite comprising quadrant glass shower enclosure with fitted mains shower unit. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC with concealed cistern. Radiator. Medicine cabinet. Fitted mirror. Shaver point. Extractor fan. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to rear aspect.

From first floor landing, door to:

### **BEDROOM 2**

12'2" (3.71m) into wardrobe space x 10'0" (3.05m). Radiator. Built in double wardrobe. uPVC double glazed window to front aspect offering fine outlook over neighbouring green, parts of Ludwell Valley Park and countryside beyond.

From first floor landing, door to:

### **BEDROOM 3**

11'0" (3.35m) maximum into wardrobe space x 8'4" (2.54m). Radiator. Built in double wardrobe. uPVC double glazed window to front aspect offering fine outlook over neighbouring green, parts of Ludwell Valley Park and countryside beyond.

From first floor landing, door to:

### **BEDROOM 4**

9'4" (2.84m) x 7'10" (2.39m) excluding wardrobe space. Radiator. Built in single wardrobe/storage cupboard. uPVC double glazed window to front aspect offering fine outlook over neighbouring green, parts of Ludwell Valley Park and countryside beyond.

From first floor landing, door to:

### **BATHROOM**

8'8" (2.64m) x 7'0" (2.13m). A matching suite comprising panelled bath with mixer tap, fitted mains shower unit and tiled splashback. Wash hand basin, with mixer tap, set in vanity unit with cupboard space beneath. Low level WC. Tiled wall surround. Radiator. Shaver point. Extractor fan. Built in storage cupboard with fitted shelving. Obscure uPVC double glazed window to rear aspect.

### **OUTSIDE**

As previously mentioned the property occupies a generous sized plot with an extensive shaped area of open plan lawn to the front with maturing tree, shrub beds and maturing hedgerow. Access to front door. A double width driveway part of which is brick paved provides comfortable parking for various vehicles. Access to:

### **DOUBLE GARAGE**

17'0" (5.18m) x 16'6" (5.03m). Electronically operated up and over door. Power and light. Fitted shelving. Range of storage cupboards and workbench. Access to roof void. Internal door leads to property.

The rear garden is a particular feature of the property consisting of a good size shaped area of level lawn with surrounding shrub beds stocked with a variety of maturing shrubs, plants and bushes.

Timber summer house. Outside lighting and water tap. Paved patio. To the left side elevation of the property and garage is a further paved patio and gravelled section which could provide off road parking for further vehicles with the removal of the fence panels. The rear garden is enclosed to all sides.

**TENURE**  
**FREEHOLD**

**MATERIAL INFORMATION**

Construction Type: To be confirmed  
Mains: - Water, drainage, electric, gas  
Heating: Gas central heating  
Mobile: Indoors – EE and O2 voice & data likely, Three and Vodafone voice & data limited  
Mobile: Outdoors – EE, Three, O2 and Vodafone voice and data likely  
Broadband: Standard & Ultrafast available.  
Flood Risk: River & sea – Very low risk, Surface water – Very Low risk  
Mining: No risk from mining  
Council Tax: Band F (Exeter)

**DIRECTIONS**

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout and take the 1<sup>st</sup> left onto Rydon Lane/inner bypass. Proceed straight ahead, passing Pynes Hill business park, and take the next left down into Parkland Drive. Continue around and proceed straight ahead into Grecian Way then 1<sup>st</sup> right into Old Pavilion Close, the property in question will be found a short way along 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 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.

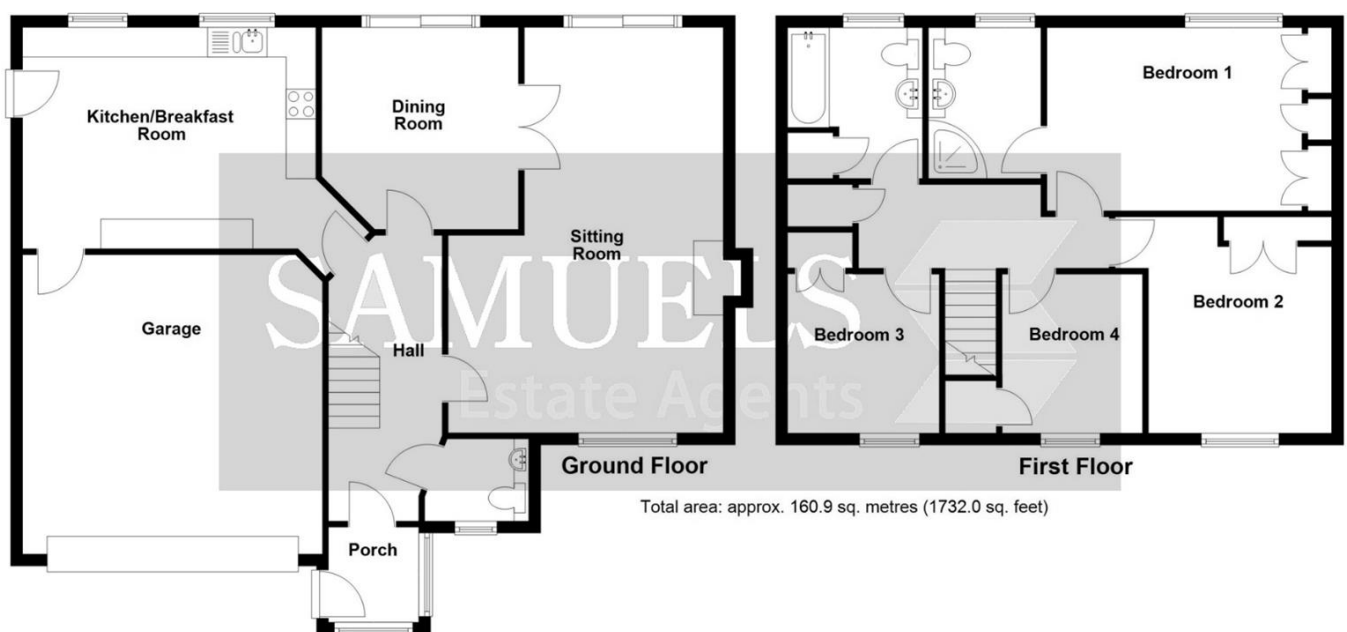
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

**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/0325/8897/AV**



Floor plan for illustration purposes – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		