



**57 BROWNLEES
EXMINSTER
NEAR EXETER
EX6 8SW**



£475,000 FREEHOLD



A well proportioned Redrow built modern detached family home occupying a delightful position within close proximity to local village amenities. Four bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Ground floor cloakroom. Sitting room. Dining room. Kitchen/breakfast room. Quality fitted uPVC double glazed conservatory. Double width driveway. Integral garage. Enclosed landscaped rear garden enjoying south westerly aspect. Fine outlook and views over neighbouring area and beyond. A great family home. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

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

RECEPTION HALL

Radiator. Smoke alarm. Door to integral garage. Stairs rising to first floor. Hive thermostat control panel. Cloak hanging space. Door to:

CLOAKROOM

A matching white suite comprising low level WC. Wall hung wash hand basin with modern style mixer tap and tiled splashback. Radiator. Laminate wood effect flooring. Lead effect obscure double glazed window to front aspect.

From reception hall, door to:

SITTING ROOM

13'0" (3.96m) x 11'0" (3.35m). Radiator. Exposed brick effect fireplace with raised hearth, inset living flame effect gas fire and mantel over. Television aerial point. Telephone point. Lead effect double glazed window to front aspect. Feature archway opens to:

DINING ROOM

10'2" (3.10m) x 8'10" (2.69m). Radiator. Door to kitchen. uPVC double glazed sliding patio door provides access to:

CONSERVATORY

9'8" (2.95m) maximum x 8'8" (2.64m) maximum. A quality fitted uPVC double glazed conservatory with dwarf wall. Power and light. Radiator. Tiled floor. Pitched double glazed glass roof. uPVC double glazed windows and door providing access and outlook to rear garden.

From reception hall, door to:

KITCHEN/BREAKFAST ROOM

12'6" (3.81m) maximum x 11'10" (3.61m) maximum. Fitted with a range of matching base, drawer and eye level cupboards. Granite effect roll edge work surfaces, incorporating breakfast bar, with matching splashback. Double Neff oven/grill with warming plate. Built in Neff microwave oven. Built in Neff gas hob with Neff filter/extractor hood over. 1½ bowl sink unit with single drainer and mixer tap. Integrated Neff dishwasher. Integrated upright fridge freezer. Radiator. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect with outlook over rear garden. Obscure uPVC double glazed door provides access to rear garden. Door leads to:

UTILITY CUPBOARD

Plumbing and space for washing machine.

FIRST FLOOR LANDING

Access to roof space. Deep storage cupboard with fitted shelving also housing boiler serving central heating and hot water supply. Lead effect double glazed window to side aspect. Smoke alarm. Door to:

BEDROOM 1

12'10" (3.91m) x 9'10" (3.0m). Range of built in bedroom furniture consisting of two double wardrobes, three drawer chest, three drawer bedside unit with display shelving and overhead storage cupboards. Radiator. Television aerial point. Lead effect double glazed window to front aspect with pleasant outlook over neighbouring area and beyond. Door to:

ENSUITE SHOWER ROOM

A matching white suite comprising tiled 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. Tiled wall surround. Heated ladder towel rail. Shaver point. Obscure uPVC double glazed window to side aspect.

From first floor landing, door to:

BEDROOM 2

10'2" (3.10m) x 9'6" (2.90m). Radiator. Built in wardrobe. Lead effect double glazed window to front aspect again with fine outlook over neighbouring area and beyond.

From first floor landing, door to:

BEDROOM 3

9'4" (2.84m) excluding door recess x 8'8" (2.64m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 4

9'2" (2.79m) x 7'0" (2.13m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BATHROOM

A modern matching white suite comprising 'P' shaped panelled bath with modern style mixer tap, fitted electric shower unit over and glass shower screen. Low level WC. Wash hand basin with modern style mixer tap. Tiled wall surround. Shaver point. Heated ladder towel rail. Extractor fan. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is a neat shaped area of lawn with two maturing trees. A double width driveway provides parking. Outside light. Access to:

INTEGRAL GARAGE

17'0" (5.18m) x 8'2" (2.49m). Up and over door providing vehicle access. Power and light. Electric consumer unit. Side courtesy door to reception hall. Window to side aspect.

To the right side elevation of the property is a paved patio and side gate providing access to the rear garden which enjoys a south westerly aspect whilst consisting of a good size attractive paved patio with outside light and water tap. Retaining walls with steps leading to an area of garden laid to decorative chipped slate. Further patio. Shrub bed. Further retaining wall with steps leading to an area of garden laid to shrub beds and an area designated to soft fruit/vegetable growing. Greenhouse. Timber shed. 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, Three and Vodafone voice and data limited, O2 voice likely and data limited

Mobile: Outdoors – EE, Three, O2 and Vodafone voice and 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 E (Teignbridge)

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout take the 3rd exit down into Bridge Road and continue over the swing bridge. At the roundabout bear left onto Sannerville Way and continue along taking the 1st right signposted 'Exminster' and continue into the village, passing the Stowey Arms public house on the left hand side, and take the 1st right into Reddaway Drive then 1st left into Brownlees. Continue to the top of the hill and turn left, the property in question will be found a short way along 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 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.

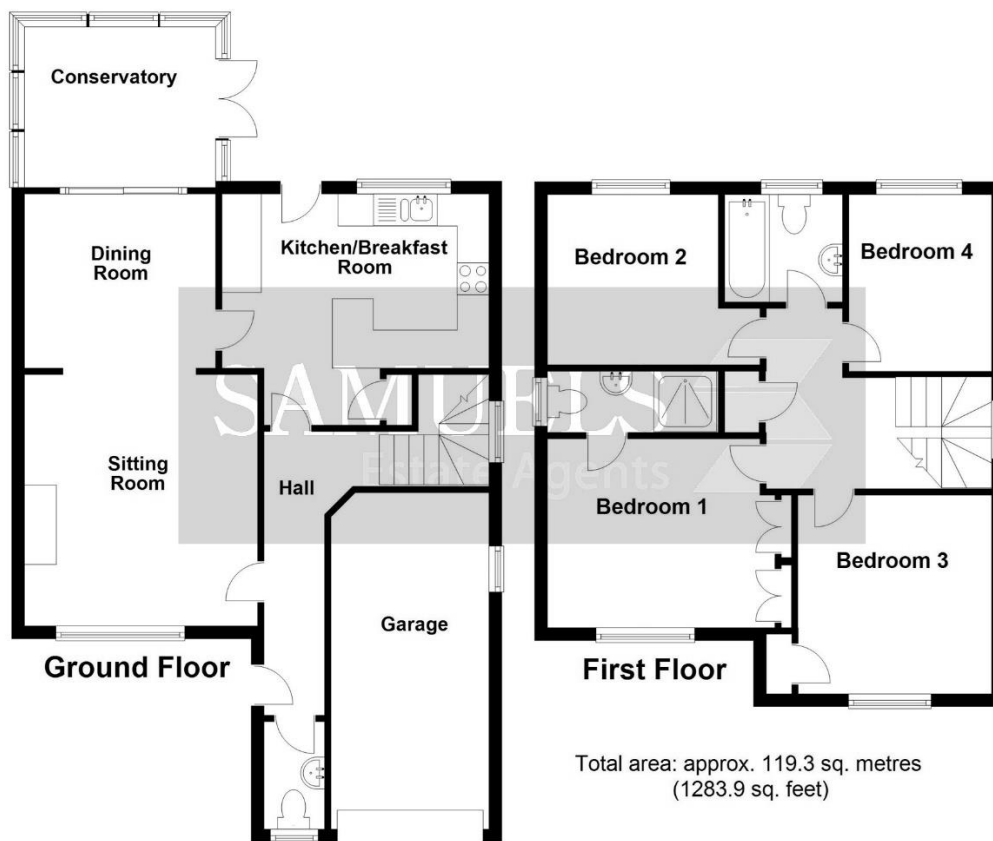
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0225/8859/AV



Floor plan for illustration purposes only – not to scale

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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