



**102 OLD QUARRY DRIVE  
EXMINSTER  
NEAR EXETER  
EX6 8FE**



**£360,000 FREEHOLD**



**A stylish extended detached family home located within this popular village location on the outskirts of Exeter. Presented in good decorative order throughout. Three bedrooms. Ensuite shower room to master bedroom. Reception hall. Ground floor cloakroom. Sitting room. Modern kitchen/dining room. Ground floor office/family room/bedroom four. Gas central heating. uPVC double glazing. Enclosed easy to maintain rear garden. Private driveway. Good size garage. Convenient position providing good access to local amenities and major link roads. A great family home. Viewing highly recommended.**

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

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

### **RECEPTION HALL**

Radiator. Stairs rising to first floor. Smoke alarm. Deep understair storage cupboard. Door to:

### **CLOAKROOM**

Comprising low level WC. Wall hung wash hand basin with modern style mixer tap and tiled splashback. Fitted mirror. Radiator. Extractor fan.

From reception hall, door to:

### **SITTING ROOM**

17'2" (4.62m) x 10'6" (3.20m). Two radiators. Television aerial point. Telephone point. uPVC double glazed window to front aspect. uPVC double glazed double opening doors lead to:

### **OFFICE/FAMILY ROOM/BEDROOM FOUR**

17'2" (5.23m) x 6'4" (1.93m). A room to provide a number of uses. Radiator. Inset LED spotlights to pitched ceiling. Two double glazed Velux style windows to pitched ceiling. uPVC double glazed door provides access and outlook to rear garden.

From reception hall, door to:

### **KITCHEN/DINING ROOM**

15'2" (4.62m) x 9'0" (2.74m) maximum. A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Granite effect work surfaces with tiled splashbacks. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted oven. Four ring electric hob with glass splashback and filter/extractor hood over. Integrated upright fridge freezer. Plumbing and space for washing machine. Plumbing and space for dishwasher. Wall mounted concealed boiler serving central heating and hot water supply. Radiator. Space for table and chairs. Inset LED spotlights to ceiling. uPVC double glazed window to front aspect. uPVC double glazed doors providing access and outlook to rear garden.

### **FIRST FLOOR LANDING**

Access to roof space. Smoke alarm. Deep storage cupboard with fitted shelving. Door to:

### **BEDROOM 1**

11'0" (3.35m) maximum into wardrobe space x 9'0" (2.74m). Radiator. Large built in double wardrobe with mirror fronted doors. uPVC double glazed window to rear aspect with outlook over rear garden. Door to:

### **ENSUITE SHOWER ROOM**

A modern matching white suite comprising a good size tiled shower enclosure with fitted electric shower unit. Wall hung wash hand basin with modern style mixer tap. Low level WC. Part tiled walls. Fitted mirror. Shaver point. Heated ladder towel rail. Extractor fan. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 2**

10'6" (3.20m) x 8'2" (2.49m). Maximum. Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 3**

10'6" (3.20m) 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**

A modern matching white suite comprising panelled bath with modern style mixer tap and tiled splashback. Wall hung wash hand basin with modern style mixer tap. Low level WC. Part tiled walls. Large fitted mirror. Shaver point. Radiator. Extractor fan. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to front aspect.

### **OUTSIDE**

Directly to the front of the property is a small area of garden laid to decorative chipped slate for ease of maintenance. Outside light and water tap. Pathway leads to the front door. To the left side elevation is a paved patio with side gate providing access to the rear garden. To the right side elevation is private brick paved driveway in turn providing access to:

### **GARAGE**

18'10" (5.74m) x 10'4" (3.15m). A good size garage with up and over door providing vehicle access. Power and light. Pitch roof providing additional storage space.

The rear garden consists of a small paved patio with outside light with retaining wall. Steps and pathway lead to a raised area of garden consisting of a good size paved patio with brick built barbecue, additional patio and area of garden laid to artificial turf for ease of maintenance. Timber shed. Enclosed to all sides.

### **TENURE**

Freehold

### **SERVICE CHARGE**

We have been advised by our client that there is an annual charge of approximately £100 for the upkeep of communal areas.

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric

Heating: Gas central heating

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

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

Broadband: Standard & Ultrafast available.

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

Mining: No risk from mining

Council Tax: Band D

## DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout taking the 3rd exit left down into Bridge Road and continue down. At the next roundabout bear left onto Sannerville Way and proceed along taking the right hand turning signposted 'Exminster' and continue along, under the motorway bridge, almost to the brow of the hill turning left into Milbury Farm Meadow. At the 'T' junction turn right into Old Quarry Drive continue down and take the 1<sup>st</sup> right, proceed down and the property in question will be found 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 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.

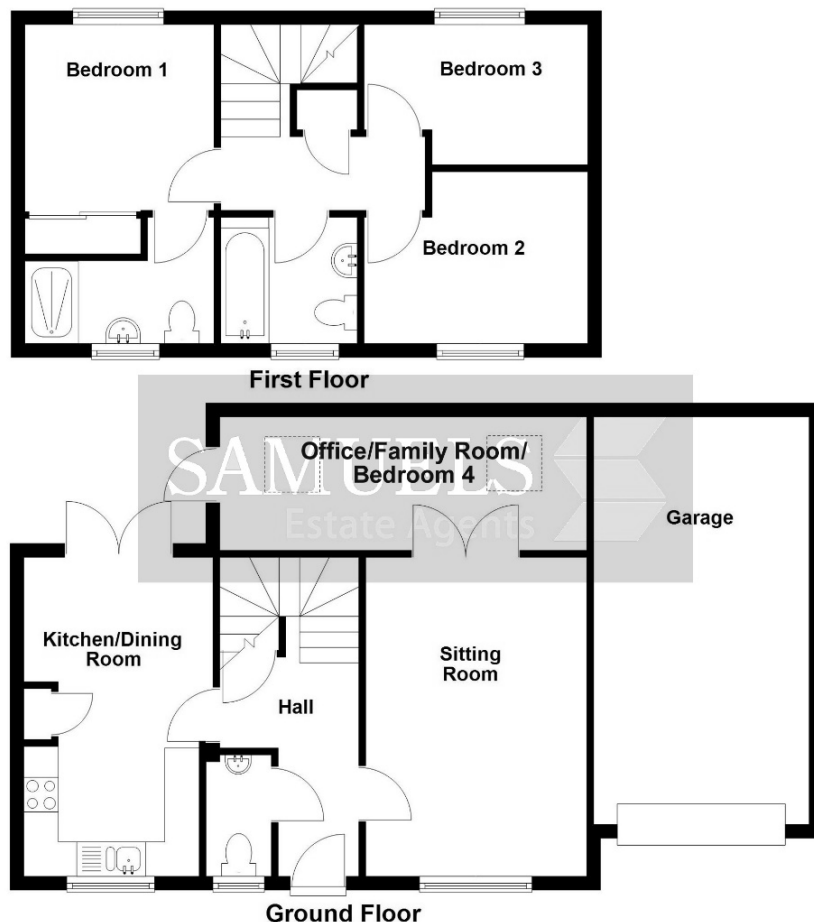
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/1024/8783/AV



Total area: approx. 105.9 sq. metres (1139.6 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		