

"A Business Built Upon Recommendations!"



12 Hayes Square, Exeter, EX5 7AT

Offers in the region of £279,950

* NEW PRICE * SARAH DUNN & CO ESTATE AGENTS ARE DELIGHTED TO HAVE RECEIVED SOLE SELLING INSTRUCTIONS TO MARKET THIS BEAUTIFULLY PRESENTED PROPERTY. A spacious four bedroom family home situated on this sought after East Devon development * fantastic location just 6.6 miles from Exeter City Centre * 5 minute drive from Woodbury Common * 15 minutes from Exmouth and Sidmouth seafronts * excellent access to Exeter Airport and the M5 motorway * walking distance to the train station & local shops * Immaculate well presented accommodation only one careful owner and just 3 years old * A " Bovis constructed " Portman design " with the huge attribute of having an ATTACHED GARAGE * TWO DRIVEWAYS AND A GOOD SIZE GARDEN. FULL DETAILS AVAILABLE ON WWW.ZOOPLA.CO.UK * ACCOMPANIED VIEWINGS ARE AVAILABLE SEVEN DAYS A WEEK * Best wishes - Sarah Dunn.

GENERAL DESCRIPTION

SARAH DUNN & CO ESTATE AGENTS ARE DELIGHTED TO HAVE RECEIVED SOLE SELLING INSTRUCTIONS TO MARKET THIS BEAUTIFULLY PRESENTED PROPERTY. ! NEW TO MARKET THIS EVENING ! FULL PARTICULARS WILL FOLLOW SHORTLY. A spacious four bedroom family home situated on this sought after East Devon development * fantastic location just 6.6 miles from Exeter City Centre * 5 minute drive from Woodbury Common * 15 minutes from Exmouth and Sidmouth seafronts * excellent access to Exeter Airport and the M5 motorway * walking distance to the train station & local shops * Immaculate well presented accommodation only one careful owner and just 3 years old * A " Bovis constructed " Portman design " with the huge attribute of having an ATTACHED GARAGE * TWO DRIVEWAYS AND A GOOD SIZE GARDEN. FULL DETAILS AVAILABLE ON WWW.ZOOPLA.CO.UK * ACCOMPANIED VIEWINGS ARE AVAILABLE SEVEN DAYS A WEEK * WE ARE OPEN FOR BUSINESS THROUGHOUT THE CHRISTMAS AND NEW YEAR SEASON. Best wishes - Sarah Dunn.

LOCATION



Occupying this conventional enviable plot and position on this sought after development. Walking distance to the train station. Just 6.6 miles from Exeter city centre. Good access to the A30 and M5 motorway and Exeter airport.

ACCOMPANIED VIEWINGS ALWAYS AVAILABLE SEVEN DAYS A



Sarah Dunn & Co Estate Agents operate accompanied viewings seven days a week and evening appointments are always available.

CONTACT US



Please contact us at our offices 39 Exeter Road, Exmouth. 01395 720022 sarah@sarah-dunn.co.uk www.sarah-dunn.co.uk plus on our LIVE www.facebook.co.uk feed.

RECEPTION HALLWAY

Double glazed door to the front elevation. Door to the downstairs cloakroom. Door to the kitchen. Radiator. Ceiling light. Power point. Stairs lead to the first floor.

DOWNSTAIRS CLOAKROOM



A highly appointed white suite comprising of a low level wc. Pedestal wash hand basin. Radiator. UPVC double glazed window to the front elevation. Wall mounted electrical consumer unit.

STUNNING KITCHEN/DINING/FAMILY ROOM

14'0 x 12'6" plus 12'6" x 12'5" (4.27m x 3.81m plus 3.81m x 3.78m)



A highly appointed luxuriously fitted kitchen of fantastic proportions comprehensively fitted with built in appliances, Large under stairs storage cupboard housing energy efficient E-On heat interface unit serving domestic hot water and central heating to radiators. UPVC double glazed doors open onto the rear garden which in turn enjoys direct access to the attached garage and double driveway.

INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



LOUNGE/BEDROOM

13'10" x 12'6" (4.22m x 3.81m)



1ST FLOOR LANDING

Doors give access to a further lounge/bedroom. Bedroom 3 and the main family bathroom.

This room has versatile use.

INTERNAL PHOTOGRAPH



BEDROOM 3

9'3" x 8'5" (2.82m x 2.57m)



A good size double room with a UPVC double glazed window to the front. Large shelved storage area.

INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



FAMILY BATHROOM



A high quality fitted bathroom suite with recess area. Panelled bath with shower over.

INTERNAL PHOTOGRAPH



TOP FLOOR LANDING

Doors give access to the Master bedroom with en suite plus bedroom two. There is a large storage/Airing cupboard.

MASTER BEDROOM SUITE

12'6" x 8'11" (3.81m x 2.72m)



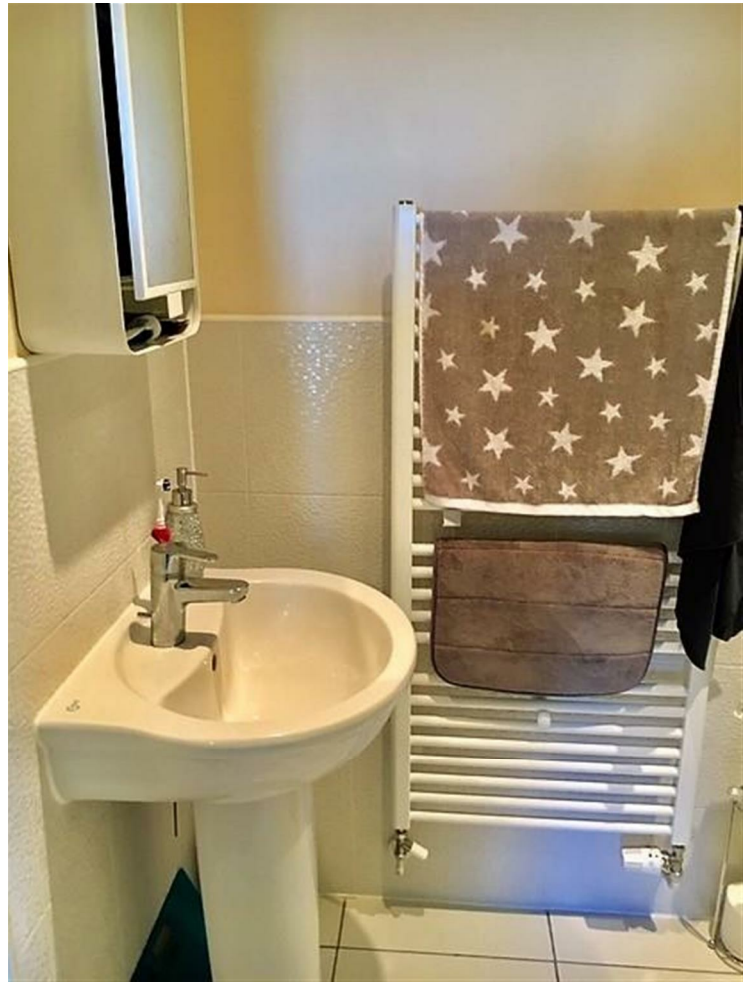
Measurements exclude en suite shower room and built in wardrobes. UPVC double glazed window to the rear with delightful countryside views.

EN SUITE SHOWER ROOM



A high quality suite.

INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



BEDROOM 2

12'6" x 11'0" (3.81m x 3.35m)

A further good size double bedroom.

OUTSIDE

The conventional plot this property enjoys is one of its many attributes. The property enjoys a good size lawned garden with a pathway leading to a gate giving direct rear pedestrian access to the attached garage and DOUBLE DRIVEWAY.

EXTERNAL PHOTOGRAPH



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		96
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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(1-20) G		
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England & Wales		EU Directive 2002/91/EC