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*5 Futland Way, Exeter, Devon, EX2 7F7*



SOUTHGATE  
ESTATES

£685,000

*Guide Price*









## 5 *Futland Way*

An impressive detached family home located at the end of a cul-de-sac in the popular area of The Rydons. The property offers a double garage with a driveway to the front and a sizeable rear garden. Internally, the accommodation briefly comprises a large entrance hallway opening to the living room, kitchen diner and utility room, a study, cloakroom and a family/dining room. Upstairs are five bedrooms, two of which benefit from en suite shower rooms, and there is a separate main bathroom.

The property is ideally situated close to a range of nearby amenities, including a range of shops and facilities in Rydon Lane Retail Park, Trinity Primary and Nursery School, Newcourt Train Station, the Blue Ball Inn, and Sandy Park Rugby Grounds. Exeter's city centre is also just a short drive from the property, along with the picturesque estuary town of Topsham, and easy access to both the M5 and A30 for commuting.



*Ground Floor* The front door opens into the sizeable entrance hallway, which provides access into each of the main downstairs rooms, along with a staircase rising to the first floor with useful storage below. The kitchen diner is a lovely open-plan family space with bi-fold doors opening directly out to the rear garden. The kitchen area contains a range of matching wall and base units with fitted worktops, a tiled splashback and a 1.5 bowl stainless steel sink and drainer unit with a mixer tap over. Appliances include an oven with a 5-ring gas hob and extractor hood over, along with space for an American-style fridge freezer and a dishwasher. The room offers ample space for a dining table, and also provides a window to the rear aspect with a view over the gardens and a door to the convenient utility room, with further built-in cupboards, space for a washing machine and tumble dryer, and a door to the outside. The living room is a further spacious reception room, also enjoying bi-fold doors opening out to the garden, filling the space with ample natural light. The ground floor also provides a separate dining room which is currently used as a family/music room, with a feature bay window to the front aspect. The study is also complemented by a front facing bay window, and provides the perfect work-from-home space, or guest room if required.



*First Floor* Stairs rise to the first floor galleried landing where the bedrooms and bathrooms are located, with the two larger rooms benefitting from their own en suite shower rooms, both comprising a wash basin, a close-coupled WC, a shower cubicle and a frosted window. The three remaining rooms are all well-proportioned, with bedroom three enjoying a window to the rear aspect overlooking the garden, and bedrooms four and five featuring front-facing windows. Bedroom five is a comfortable single room that could accommodate a double bed if preferred. The main bathroom incorporates a bath with a mixer tap over, a close-coupled WC, a pedestal wash basin, and a frosted window to the rear aspect.

*Garden, Double Garage & Parking* Doors open out to the generous, enclosed rear garden which has the advantage of a patio area leading out from the kitchen diner, providing the perfect space for al-fresco dining. The remainder of the garden is mainly laid to lawn, incorporating various shrubs and plants to the border. A gate allows access to the front of the property, where the double garage and driveway are situated, with two separate up-and-over doors into the garage which is serviced by power and lighting, with a service door into the garden. The driveway allows valuable off-road parking for two vehicles.

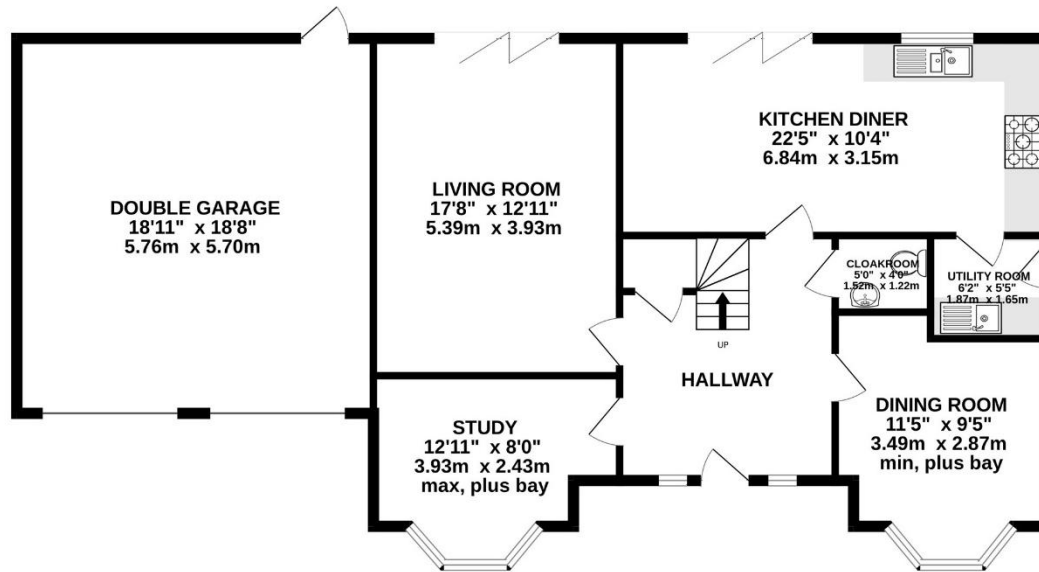
*Property Information* Tenure: Freehold. Council tax band: F.



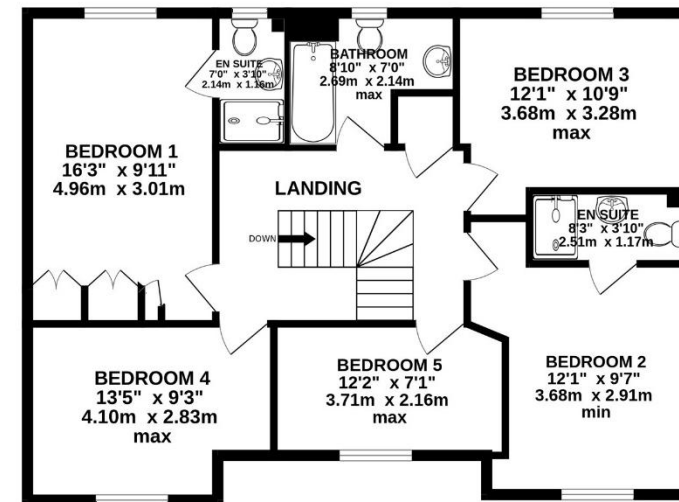
- *5 Bedrooms*
- *Double Garage & Driveway*
- *Sizeable Garden*
- *Detached House*
- *2 En Suite Shower Rooms*
- *Popular Location*



GROUND FLOOR  
1256 sq.ft. (116.7 sq.m.) approx.



1ST FLOOR  
841 sq.ft. (78.1 sq.m.) approx.



TOTAL FLOOR AREA : 2097 sq.ft. (194.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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SOUTHGATE

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