



**24 WOODLAND DRIVE
BISHOPS COURT
EXETER
EX2 7PS**



£400,000 FREEHOLD



A fabulous Redrow built modern semi detached family home located within this highly sought after residential development providing good access to local amenities, Digby/Sowton train station, Sandy Park and major link roads. Presented in superb decorative order throughout. Three bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Ground floor cloakroom. Sitting room. Light and spacious modern kitchen/dining room. Private driveway providing parking for approximately three vehicles. Detached garage. Delightful enclosed rear garden. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

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

RECEPTION HALL

Attractive tiled flooring. Radiator. Stairs rising to first floor. Understair storage cupboard. Smoke alarm. Door to:

CLOAKROOM

A modern matching white suite comprising low level WC. Wall hung wash hand basin with modern style mixer tap and tiled splashback. Attractive tiled flooring. Radiator. Electric consumer unit. Extractor fan. Obscure uPVC double glazed window to side aspect.

From reception hall, door to:

SITTING ROOM

15'10" (4.83m) x 10'8" (3.25m). A spacious room. Radiator. Telephone point. Television aerial point. uPVC double glazed window to front aspect.

From reception hall, door to:

KITCHEN/DINING ROOM

17'8" (5.38m) x 11'4" (3.45m). Again a light and spacious room. Modern kitchen fitted with a range of matching white gloss fronted base, drawer and eye level cupboards with concealed lighting. Wood effect work surfaces with decorative 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. Integrated dishwasher. Integrated upright fridge freezer. Pull out larder cupboard. Attractive tiled flooring. Space for table and chairs. Feature vertical radiator. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed double opening doors, with matching full height side windows, provide access and outlook to rear garden. Door to:

UTILITY CUPBOARD

Plumbing and space for washing machine. Fitted worktop providing additional appliance space over.

FIRST FLOOR LANDING

Smoke alarm. Access to roof space. Radiator. Deep airing cupboard, with fitted shelving, housing hot water tank and boiler serving central heating and hot water supply. uPVC double glazed window to side aspect. Door to:

BEDROOM 1

11'4" (3.45m) excluding wardrobe space x 10'10" (3.30m) into wardrobe space. Large built in double wardrobe with mirror fronted doors. Radiator. Additional double wardrobe. Thermostat control panel. uPVC double glazed window to front aspect. Door leads to:

ENSUITE SHOWER ROOM

A modern matching white suite comprising double width tiled shower enclosure with fitted mains shower unit. Wall hung wash hand basin with modern style mixer tap. Fitted mirror. Low level WC. Shaver point. Tiled flooring. Heated ladder towel rail. Extractor fan.

From first floor landing, door to:

BEDROOM 2

11'8" (3.56m) excluding wardrobe space x 8'10" (2.69m) excluding door recess. Radiator. Built in double wardrobe. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 3

8'8" (2.64m) x 8'4" (2.54m). 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, fitted mains shower unit over, glass shower screen and tiled splashback. Low level WC. Wall hung wash hand basin with modern style mixer tap. Fitted mirror. Shaver point. Heated ladder towel rail. Tiled flooring. Extractor fan. Feature diamond shaped obscure uPVC double glazed window to front aspect.

OUTSIDE

To the front of the property is an area of garden laid to decorative stone chippings for ease of maintenance with maturing flower/shrub bed. Dividing pathway leads to the front door with courtesy light. To the left side elevation is a private driveway providing parking for approximately three vehicles in turn providing access to:

DETACHED GARAGE

20'5" (6.22m) x 10'10" (3.30m). Up and over door providing vehicle access. Pitched roof providing additional storage space. Power and light.

From the driveway a side gate provides access to the rear garden, which is a particular feature of the property consisting of a paved patio with water tap. Neat section of level artificial turf again for ease of maintenance. Side shrub bed. Dividing pathway leads to the lower end of the garden with good size paved patio and timber shed. The rear garden is enclosed to all sides.

TENURE

Freehold

MAINTENANCE CHARGE

We have been advised there is a charge of £144 per annum for the maintenance of all communal areas.

COUNCIL TAX

Band D

DIRECTIONS

From Middlemoor roundabout take the turning onto Honiton Road and continue down, under the railway bridge, and at the next set of traffic lights opposite the park and ride turn right into Apple Lane and continue to the roundabout taking the 1st exit left onto Bishops Court/Bishops Way proceed down and take the 2nd left into Woodland Drive, the property in question will be found 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 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.

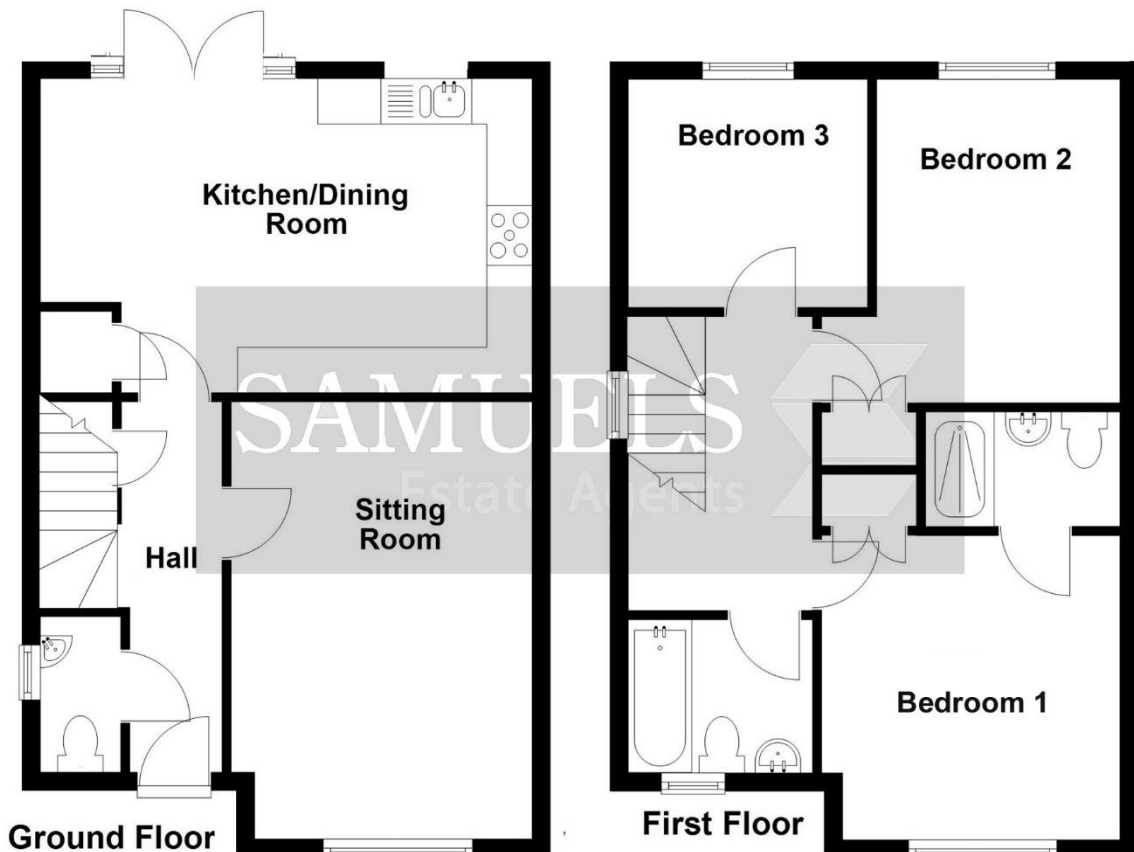
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0624/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		