



**65 WENTWORTH GARDENS  
ST THOMAS  
EXETER  
EX4 1ND**

PROOF COPY



**£250,000 FREEHOLD**



**A spacious mid terraced family home requiring modernisation whilst situated in a convenient position providing good access to local amenities. Three bedrooms. First floor bathroom. Reception hall. Lounge/dining room. Kitchen. uPVC double glazing. Enclosed rear garden with rear access to garage with electric front door and additional parking space. Popular residential location. No chain. Viewing recommended.**

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

Part obscure uPVC double glazed front door, with side panel, leads to:

### **RECEPTION HALL**

Stairs rising to first floor. Night storage heater. Understair storage cupboard. Smoke alarm. Door to:

### **LOUNGE/DINING ROOM**

22'4" (6.81m) x 10'10" (3.30m) maximum reducing to 8'4" (2.54m) dining room end. A well proportioned room. Tiled fireplace, raised hearth and mantel over. Two night storage heaters. Television aerial point. Serving hatch to kitchen. Large uPVC double glazed window to front aspect with outlook over front garden. uPVC double glazed double opening doors providing access and outlook to rear garden.

From reception hall, door to:

### **KITCHEN**

10'0" (3.05m) x 8'4" (2.54m). Fitted with a range of base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. Double drainer sink unit. Space for electric cooker. Plumbing and space for washing machine. Space for upright fridge freezer. Obscure uPVC double glazed door provides access to rear garden. uPVC double glazed window to rear aspect with outlook over rear garden.

### **FIRST FLOOR LANDING**

Access to roof space. Smoke alarm. Door to:

### **BEDROOM 1**

12'5" (3.78m) x 10'2" (3.10m). Range of built in bedroom furniture consisting of two double wardrobes, overhead storage cupboards and central dressing table. Airing cupboard, with fitted shelving, housing hot water tank. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 2**

10'2" (3.10m) x 9'8" (2.95m). uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BEDROOM 3**

9'4" (2.84m) max x 6'8" (2.03m) max over raised stairwell. Built in cupboard/wardrobe over raised stairwell. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BATHROOM**

A white suite comprising panelled bath with fitted electric shower unit over and tiled splashback. Wash hand basin with tiled splashback. WC. Medicine cabinet. Electric wall heater. Obscure uPVC double glazed window to rear aspect.

### **OUTSIDE**

To the front of the property is a lawned area of garden with flower/shrub bed. Pathway leads to front door with courtesy light. The rear garden is mostly laid to paving with raised section of garden laid to decorative stone chippings for ease of maintenance. Raised shrub beds. Enclosed to all sides. Rear gate provides pedestrian access whilst a paved pathway and steps lead to a rear courtesy door to:

### **GARAGE**

16'0" (4.88m) x 8'0" (2.44m). Power and light. Electronically operated roller front door providing vehicle access. Additional parking space directly in front.

### **TENURE**

FREEHOLD

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric

Heating: Night storage heating, gas (not connected)

Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Mining: No risk from mining

Council Tax: Band C (Exeter)

## DIRECTIONS

Proceeding out of Exeter over Exe Bridge take the 2<sup>nd</sup> exit left into Cowick Street and continue to the very end of this road. At the traffic light/crossroad junction proceed straight ahead up into Dunsford Road then take the 1<sup>st</sup> right into Bowhay Road continue along taking the 2<sup>nd</sup> left into Wentworth Gardens.

## 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 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.

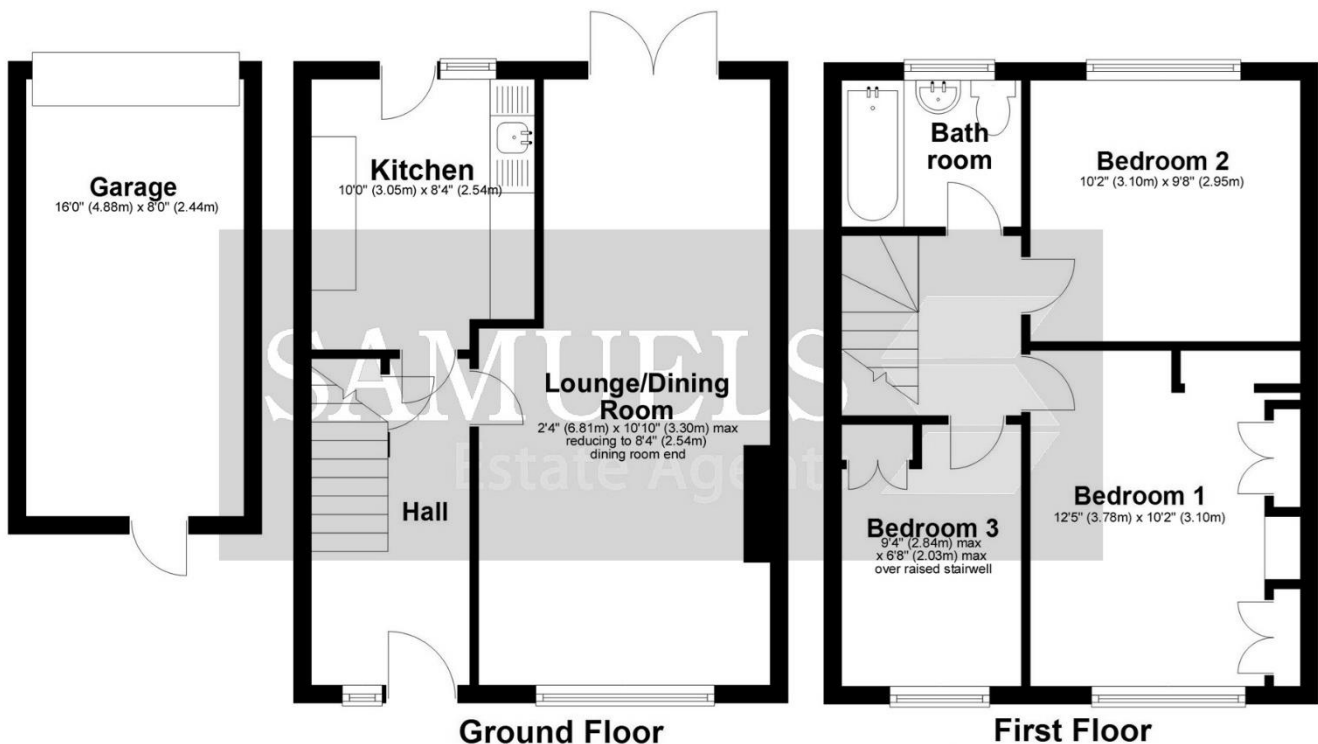
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0326/9160/AV



Total area: approx. 82.3 sq. metres (886.2 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		