



**29 WENTWORTH GARDENS  
ST THOMAS  
EXETER  
EX4 1NH**



**£300,000 FREEHOLD**



**A well proportioned semi detached family home occupying a generous corner plot site with gardens to three sides offering great scope for extension works (subject to necessary consents). Good decorative order throughout. Three bedrooms. First floor modern shower room. Reception hall. Light and spacious lounge/dining room. Kitchen. Gas central heating. uPVC double glazing. Garage and driveway. Popular residential location convenient to local amenities. No chain. Viewing recommended.**

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

Obscure uPVC double glazed front door leads to:

### **ENTRANCE PORCH**

Obscure uPVC double glazed panels to both side and front aspects. Obscure glass panelled internal door leads to:

### **RECEPTION HALL**

Stairs rising to first floor. Radiator. Understair storage cupboard housing gas meter, electric meter and consumer unit. Door to:

### **LOUNGE/DINING ROOM**

22'4" (6.81m) x 11'0" (3.35m) reducing to 8'4" (2.54m) dining room end. A light and spacious room. Two radiators. Marble effect fireplace with raised hearth, inset living flame effect gas fire, wood surround and mantel over. Telephone point. Television aerial point. uPVC double glazed window to front aspect with outlook over front garden. uPVC double glazed window to rear aspect with outlook over rear garden.

From reception hall, door to:

### **KITCHEN**

10'2" (3.10m) maximum x 8'2" (2.49m). Fitted with a range of matching wood fronted base, drawer and eye level cupboards. Marble effect roll edge work surfaces with decorative tiled splashbacks. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted double oven/grill. Four ring electric hob with filter/extractor hood over. Integrated upright fridge freezer. Plumbing and space for washing machine. Upright larder cupboard. Radiator. Serving hatch to kitchen. uPVC double glazed window to rear aspect with outlook over rear garden. Obscure uPVC double glazed door provides access to rear garden.

### **FIRST FLOOR LANDING**

Access to roof space. Smoke alarm. Door to:

### **BEDROOM 1**

12'4" (3.76m) maximum x 10'0" (3.05m) maximum into wardrobe space. Range of built in bedroom furniture consisting of two double wardrobes, central dressing table and overhead storage cupboards. Radiator. Airing/linen cupboard with fitted shelving housing boiler serving central heating and hot water supply. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 2**

10'2" (3.10m) maximum into wardrobe space x 9'8" (2.95m). Range of built in bedroom furniture consisting single wardrobe, matching bedside units with display shelving over and range of overhead storage cupboards. Radiator. uPVC double glazed window to rear aspect.

From first floor landing, door to:

### **BEDROOM 3**

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

From first floor landing, door to:

### **SHOWER ROOM**

Comprising double length shower enclosure with toughened glass shower screen and doors. Wash hand basin, with mixer tap, set in vanity unit with cupboard space beneath. Low level WC with concealed cistern. Additional vanity unit with four drawers. Radiator. Part tiled walls. Fitted mirror with lighting. Extractor fan. Obscure uPVC double glazed window to rear aspect.

### **OUTSIDE**

The property benefits from occupying a generous corner plot site with gardens to three sides offering great scope for extension works, if required, subject to the necessary consents. The majority of the front and side garden is mostly laid to decorative stone chippings for ease of maintenance with flower/shrub beds. A dividing pathway leads to the front door. A side gate leads to the rear garden which consists of an attractive paved patio with retaining Cotswold stone effect retaining wall with inset flower/shrub beds. Outside light and water tap. Two shaped areas of level lawn with side flower/shrub beds.

### **LARGE TIMBER SHED**

11'6" (3.51m) x 7'6" (2.29m). With range of storage cupboards, benching, shelving and work bench. Pitched roof. Power and light. Window to side aspect.

The rear garden is enclosed to all sides whilst a rear gate provides access to private driveway providing parking for vehicle in turn providing access to:

### **GARAGE**

16'0" (4.88m) x 8'0" (2.44m). With electronically operated roller front door. Power and light. Fitted work bench. Side courtesy door to rear garden.

### **TENURE**

Freehold

### **COUNCIL TAX**

Band C

## 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 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.

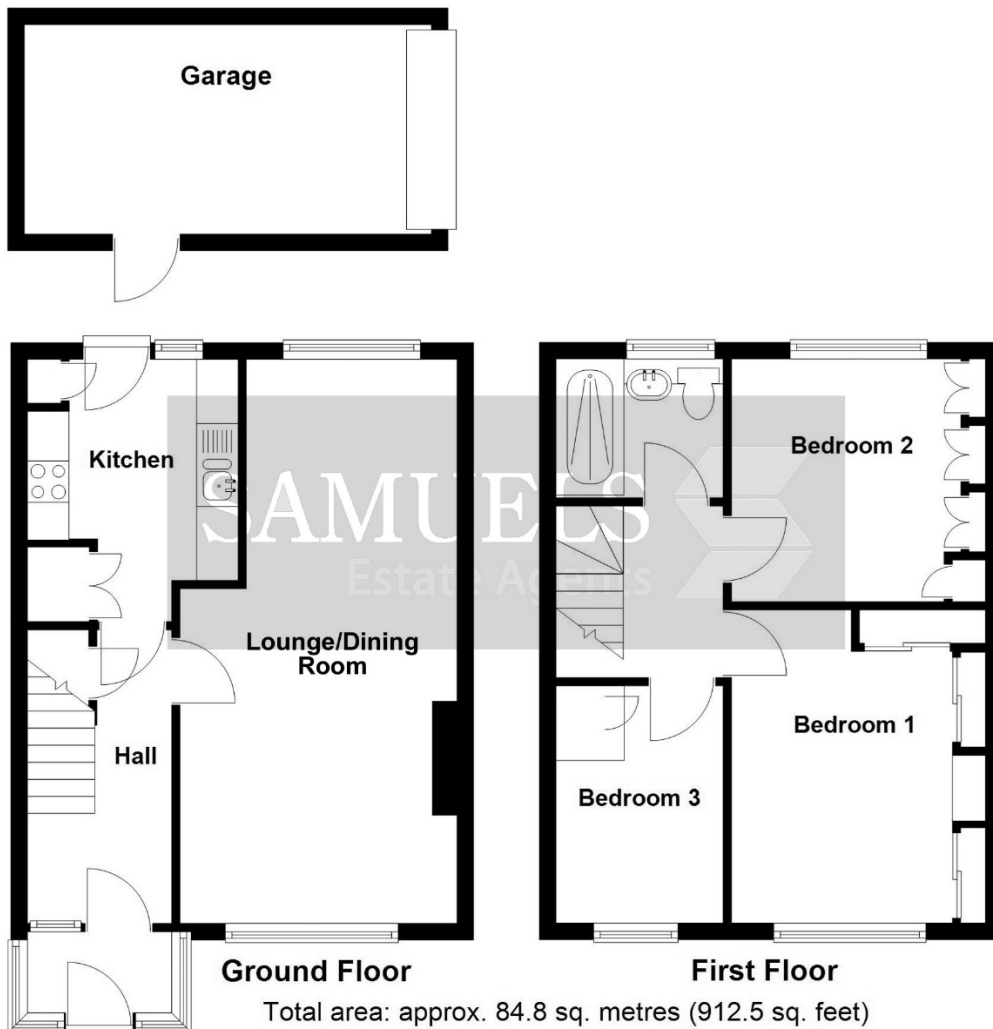
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0824/8722/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		