



**83 WOODLAND DRIVE
BISHOPS COURT
EXETER
EX2 7PR**

PROOF COPY



£435,000 FREEHOLD



A beautifully presented much improved and extended 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. Three bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Ground floor cloakroom. Sitting room. Spacious modern kitchen/dining room. Fabulous light and spacious family room. Private driveway providing parking for approximately two/three vehicles. Detached garage. Good size enclosed rear garden enjoying south easterly aspect. A lovely family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

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

RECEPTION HALL

Quality vinyl flooring. Radiator. Understair storage cupboard. Smoke alarm. Stairs rising to first floor. Door to:

CLOAKROOM

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

From reception hall, door to:

SITTING ROOM

15'10" (4.83m) x 10'10" (3.30m). A light and spacious room. Radiator. Television aerial point. Telephone point. uPVC double glazed window to front aspect.

From reception hall, glass paned door leads to:

KITCHEN/DINING ROOM

17'8" (5.38m) x 11'4" (3.45m). Another spacious room. Fitted with a comprehensive range of matching base, drawer and eye level cupboards with concealed lighting. Granite work surfaces with matching splashback. 1½ bowl sink unit with single drainer, with modern style mixer tap, set within work surface. Fitted double oven/grill. Four ring gas hob with glass splashback and filter/extractor hood over. Integrated dishwasher. Integrated upright fridge freezer. Pull out larder cupboard. Ample space for table and chairs. Feature vertical radiator. Inset LED spotlights to ceiling. Television aerial point. Quality vinyl flooring. Door to:

UTILITY CUPBOARD

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

From kitchen/dining room, large square opening to:

FAMILY ROOM

13'6" (4.11m) x 12'0" (3.66m). An impressive light and spacious room. Quality vinyl flooring. Television aerial point. Radiator. Inset LED spotlights to pitched ceiling. Two double glazed Velux windows to pitched ceiling. Aluminium framed double glazed bi-folding double opening doors providing access and outlook to rear garden.

FIRST FLOOR LANDING

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

BEDROOM 1

11'2" (3.40m) excluding wardrobe space x 10'10" (3.30m) into wardrobe space. Large built in double wardrobe with mirror fronted doors. Radiator. Additional built in double wardrobe. Thermostat control panel. uPVC double glazed window to front aspect. Door 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 and tiled splashback. Low level WC. Tiled floor. Shaver point. Extractor fan. Inset LED spotlights to ceiling.

From first floor landing, door to:

BEDROOM 2

12'0" (3.66m) 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, neighbouring area and beyond.

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, neighbouring area and beyond.

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 and glass shower screen. Low level WC. Wall hung wash hand basin with modern style mixer tap. Fitted mirror. Shaver point. Tiled floor. Heated ladder towel rail. Extractor fan. Inset LED spotlights to ceiling. Feature diamond shape obscure uPVC double glazed window to front aspect.

OUTSIDE

To the front of the property is a neat area of lawned garden. Maturin shrub beds. Dividing pathway leads to the front door with courtesy light. To the right side elevation is a private driveway providing parking for approximately two/three vehicles (dependant on size). Access to:

DETACHED GARAGE

20'4" (6.20m) x 10'10" (3.30m). With pitched roof providing additional storage space. Power and light. Up and over door providing vehicle access. Side courtesy door provides access to the rear garden.

From the driveway a side gate provides access to the rear garden, which is a particular feature of the property, being of good size for the development whilst enjoying a south easterly aspect. Consisting of a good size paved patio. Neat shaped area of lawn. Raised shrub bed stocked with a variety of young and maturing shrubs and plants. To the lower end of the garden is a raised timber decked terrace which enjoys the afternoon sun. Water tap and outside lighting. 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 left 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/0624/8662/AV



Total area: approx. 101.7 sq. metres (1094.4 sq. feet)

Floor plan for illustration purposes only – not to scale



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