



**4 WOOLSERY GROVE  
WHIPTON  
EXETER  
EX4 8BL**

PROOF COPY



**£270,000 FREEHOLD**



An opportunity to acquire a semi detached bungalow occupying a level position with good size enclosed rear garden. Two double bedrooms. Reception hall. Lounge/dining room. Kitchen. Conservatory. Modern shower room. Utility room (previously ensuite to master bedroom). Gas central heating. uPVC double glazing. Attractive brick paved driveway providing parking. Good size enclosed rear garden enjoying a high degree of privacy. Cul-de-sac position. Providing good access to local amenities and bus service into City centre. No chain. Viewing recommended.

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

Part obscure uPVC double glazed front door leads to:

### **ENTRANCE VESTIBULE**

Doorway opens to:

### **RECEPTION HALL**

Cloak hanging space. Radiator. Access to roof space. Door to:

### **LOUNGE/DINING ROOM**

15'8" (4.78m) into bay x 10'0" (3.05m). Marble effect fireplace with raised hearth, inset living flame effect electric fire, wood surround and mantel over. Radiator. Television aerial point. Telephone point. uPVC double glazed window to front aspect.

From reception hall, door to:

### **KITCHEN**

10'6" (3.20m) x 7'2" (2.18m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted oven. Four ring gas hob with filter/extractor hood over. Space for fridge. Upright storage cupboard with fitted shelving also housing boiler serving central heating and hot water supply. uPVC double glazed window to side aspect. Obscure double glazed door leads to:

### **CONSERVATORY**

12'0" (3.66m) x 5'10" (1.78m). Double power point. uPVC double glazed windows, with sliding door, providing access and outlook to rear garden.

From reception hall, door to:

### **BEDROOM 1**

11'0" (3.35m) x 10'0" (3.05m). Radiator. Large double glazed Velux window to part pitched ceiling. Door to:

### **UTILITY ROOM (Previously ensuite)**

7'8" (2.30m) x 5'6" (1.68m). Plumbing and space for washing machine. Further appliance space. Tiled wall surround. Obscure uPVC double glazed window to rear aspect.

From reception hall, door to:

### **BEDROOM 2**

11'6" (3.51m) x 9'4" (2.84m). Radiator. uPVC double glazed window to front aspect.

From reception hall, door to:

### **SHOWER ROOM**

7'8" (2.30m) x 5'6" (1.68m). A modern matching white suite comprising good size quadrant tiled shower enclosure with fitted mains shower unit. Low level WC. Wash hand basin. Storage cupboard. Medicine cabinet. Tiled floor. Tiled wall surround. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Two Obscure uPVC double glazed windows to side aspect.

### **OUTSIDE**

To the front and side elevations of the property is an attractive brick paved driveway providing parking. Access to front door. Outside light. Water tap. Power point. A side gate leads to the rear garden, which is a particular feature of the property, being larger than average for the area consisting of a large gravelled area of garden to provide easy of maintenance. Well stocked with a variety of maturing shrubs, plants and bushes. Good size timber decked terrace leading to a good size shaped area of lawn. Concrete patio. Timber shed. The rear garden is also well stocked with a variety of maturing shrubs, plants and trees. Enclosed to all sides whilst enjoying a high degree of privacy.

### **TENURE**

Freehold

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas Central Heating

Mobile: Indoors: Three limited, EE, O2 and Vodafone likely - Outdoors – EE, Three, O2 and Vodafone likely

Broadband: Standard & Ultrafast available.

Flood Risk: River & sea – Very low risk, Surface water – Medium Risk

Mining: No risk from mining

Council Tax: Band C

## **DIRECTIONS**

From Sidwell Street roundabout take the turning into Blackboy Road and at the traffic light/crossroad junction proceed straight ahead down into Pinhoe Road. Continue down, under Polsloe Bridge, and at the next set of traffic light again proceed straight ahead almost to the brow of the hill and turn left down into Whipton Village Road then 1<sup>st</sup> left into Woolsery Avenue, continue around and take the 1<sup>st</sup> left into Woolsery Grove.

## **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.

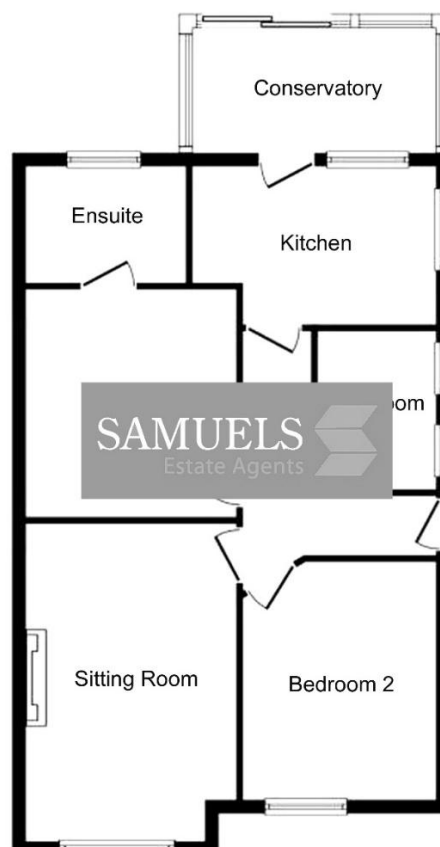
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## **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/1024/8770/AV**



Floor plan for illustration purpose only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		