

**4 WOODLEIGH CLOSE
EXETER
DEVON
EX4 5AS**

PROOF COPY



£400,000 FREEHOLD



A deceptively spacious split level detached family home occupying a delightful position with fine outlook over neighbouring area and beyond. Well presented versatile living accommodation. Three good size bedrooms. Light and spacious lounge/dining room. Modern kitchen. Reception hall. Separate cloakroom. Refitted modern shower/wet room. Underhouse storage room. Gas central heating (boiler installed 2024). uPVC double glazing. Private driveway. Garage. Good size enclosed well maintained lawned rear garden. Highly convenient position providing good access to Exeter city centre. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

uPVC double glazed sliding door, with matching side panel, leads to:

ENTRANCE VESTIBULE

Courtesy light. Obscure glazed door, with matching side panel, leads to:

RECEPTION HALL

Radiator. Stairs leading to lower ground floor. Inset LED spotlights to ceiling. Smoke alarm. Thermostat control panel. Door to:

BEDROOM 2

11'10" (3.61m) x 10'2" (3.10m). Radiator. uPVC double glazed window to front aspect.

From reception hall, three stairs lead to:

FIRST FLOOR LANDING

Smoke alarm. Inset LED spotlights to ceiling. Telephone point. 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. Fitted mirror. Tiled floor. Access to roof void. Obscure uPVC double glazed window to side aspect.

From first floor landing, doorway opens to:

LOUNGE/DINING ROOM

17'2" (5.23m) x 14'0" (4.27m) maximum reducing to 8'8" (2.64m) dining room end. A light and spacious room. Two radiators. Television aerial point. Telephone point. Serving hatch to kitchen. Two uPVC double glazed windows to rear aspect offering fine outlook and views over rear garden, neighbouring area, parts of Exeter and countryside beyond.

From first floor landing, door to:

KITCHEN

9'4" (2.84m) x 8'8" (2.64m). Fitted with a range of matching gloss fronted base, drawer and eye level units. Wood work surfaces. Circular bowl sink unit with single drainer and modern style mixer tap. Fitted oven. Four ring electric hob with filter/extractor hood over. Integrated fridge. Integrated dishwasher. Integrated freezer. Heated ladder towel rail. Inset LED spotlights to ceiling. Smoke alarm. uPVC double glazed window to rear aspect again with fine outlook over rear garden, neighbouring area, parts of Exeter and countryside beyond.

LOWER GROUND FLOOR

HALLWAY

Smoke alarm. Double width linen/storage cupboard with fitted shelving. Understair storage cupboard with fitted shelving. Door to:

BEDROOM 1

14'0" (4.27m) x 11'10" (3.61m). Radiator. uPVC double glazed window to rear aspect offering fine outlook over rear garden, neighbouring area, parts of Exeter and countryside beyond.

From lower ground floor hallway, door to:

BEDROOM 3

8'8" (2.64m) x 8'0" (2.44m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area, parts of Exeter and countryside beyond.

From lower ground floor hallway, door to:

SHOWER/WET ROOM

6'4" (1.93m) x 5'6" (1.68m). A refitted modern matching suite comprising wash hand basin set in vanity unit with cupboard space beneath and modern style mixer tap. Low level WC with concealed cistern. Tiled shower area with fitted mains shower unit and toughened glass shower screen. Heated ladder towel rail. Extractor fan. Obscure uPVC double glazed window to rear aspect.

From lower ground floor hallway, door leads to:

UNDERHOUSE STORAGE ROOM

16'0" (4.88m) x 8'0" (2.44m) (restricted head height). A great storage area offering scope for conversion subject to the necessary consents. Electric light. Access to further storage area again offering great scope for conversion.

OUTSIDE

To the front of the property is a neat shaped area of lawn with surrounding flower/shrub beds. Access to front door. A private driveway provides parking in turn providing access to:

SINGLE GARAGE

With power and light. Boiler serving central heating and hot water supply (installed 2024).

To the left side elevation of the property are steps with gate and pathway leading to the rear garden which again is a particular feature of the property consisting of a good size paved patio with outside lighting, power point and water tap. Timber shed. Steps lead down to a raised timber decked terrace with access to a sloped area of lawn with surrounding shrub beds well stock with a variety of maturing shrubs, plants and bushes. The rear garden is enclosed to all sides and enjoys a south westerly aspect.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: To be confirmed

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE, Three and Vodafone voice and data limited, O2 voice likely and data limited

Mobile: Outdoors – EE, Three, O2 and Vodafone voice and data likely

Broadband: Standard, Superfast & Ultrafast available.

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

Mining: No risk from mining

Council Tax: Band D (Exeter)

DIRECTIONS

From the clock tower roundabout take the turning into New North Road and continue down which connects to Cowley Bridge Road. Proceed along taking the right hand turning into West Garth Road and continue up the hill taking the 2nd right into Woodleigh Close, the property in question will be found a short way along 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 check 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.

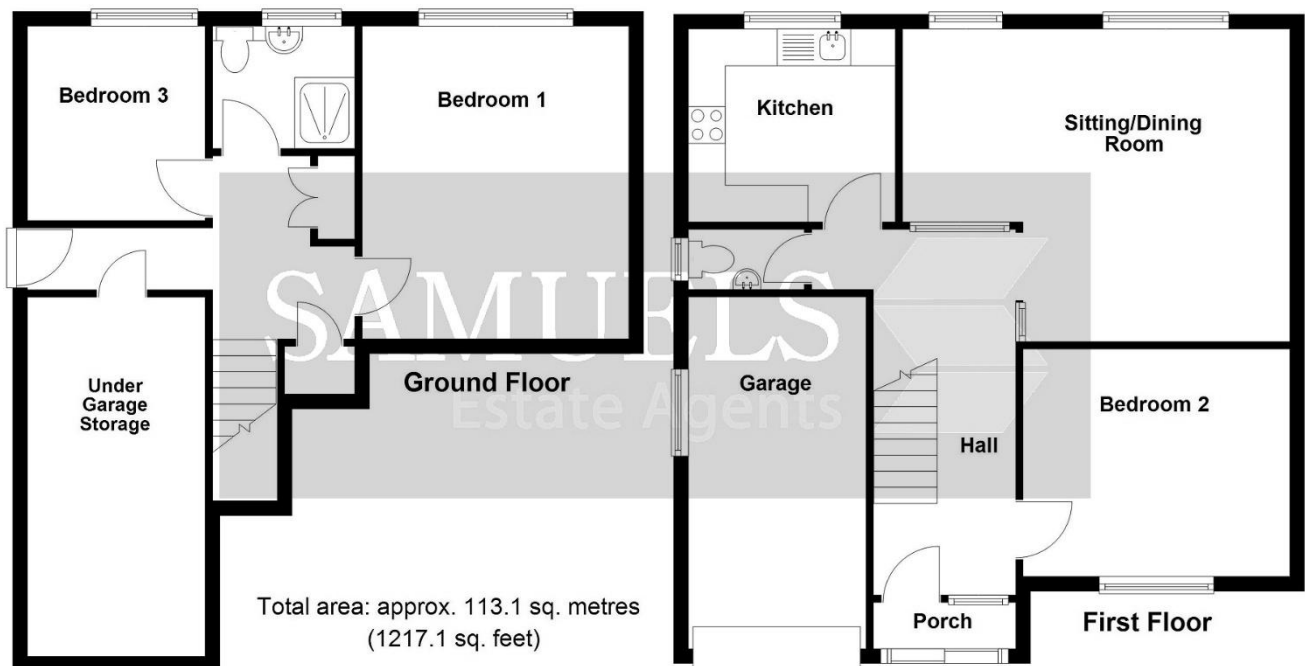
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1025/9063/AV



Floor plan for illustration purposes – not to scale



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