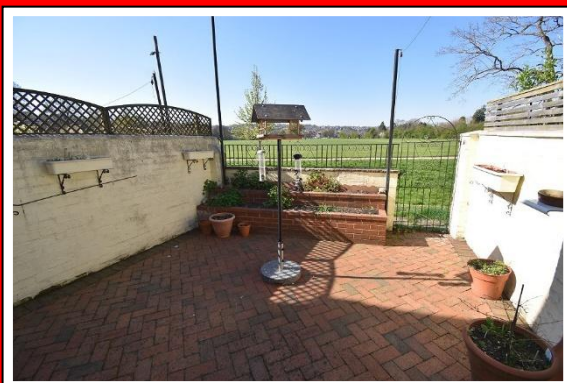


**88 WELLINGTON ROAD
ST THOMAS
EXETER
EX2 9DX**

PROOF COPY



GUIDE PRICE £300,000-£325,000 FREEHOLD



A spacious bay fronted mid terraced house occupying a fabulous level position with direct access to neighbouring Cowick Barton playing fields. Three bedrooms. Converted attic room. First floor bathroom Reception hall. Sitting room. Separate dining room. Kitchen/breakfast room. Lean to conservatory. uPVC double glazing. Enclosed paved courtyard garden. Fine outlook and views over neighbouring Cowick Barton playing fields, parts of Exeter and beyond. Convenient position providing good access to local amenities, Exeter city centre and major link roads. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Obscure uPVC double glazed front door leads to:

ENTRANCE VESTIBULE

Obscure glass panelled internal door leads to:

RECEPTION HALL

Night storage heater. Stairs rising to first floor. Smoke alarm. Panelled door leads to:

SITTING ROOM

13'4" (4.06m) into bay x 11'4" (3.45m) into recess. A light and spacious room. Night storage heater. Obscure brick/stone effect fireplace with inset living flame effect electric fire and wood mantle over extending into alcove. Telephone point. Television aerial point. uPVC double glazed bay window to front aspect.

From reception hall, doorway opens to:

DINING ROOM

11'8" (3.56m) x 11'0" (3.35m). Night storage heater. Double glazed window to rear aspect. Obscure glass panelled leads to:

KITCHEN/BREAKFAST ROOM

15'2" (4.62m) x 9'0" (2.74m). Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces, incorporating breakfast bar, with matching splashback. 1½ bowl sink unit with single drainer and mixer tap. Fitted double oven/grill. Fitted electric hob with filter/extractor hood over. Recess for upright fridge freezer. Plumbing and space for washing machine. Deep understair storage cupboard. Airing cupboard housing lagged hot water cylinder. Inset LED spotlights to pine panelled ceiling. Window to side aspect. uPVC double glazed window to rear aspect offering fine outlook over neighbouring Cowick Barton playing fields. uPVC double glazed door provides access to:

LEAN TO CONSERVATORY

Power and light. Tiled floor. uPVC double glazed door provides access to rear garden.

FIRST FLOOR HALF LANDING

Access to roof space. Inset LED spotlight to ceiling. Part obscure glazed door leads to:

BEDROOM 3

9'0" (2.74m) x 8'8" (2.64m) maximum into door recess reducing to 6'4" (1.93m). uPVC double glazed window to rear aspect offering fine outlook over neighbouring Cowick Barton playing fields and beyond.

From first floor half landing, door to:

BATHROOM

Comprising panelled bath with mixer tap and electric shower unit over. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Tiled wall surround with inset mirrors. Electrically heated towel ladder rail. Shaver point. Inset halogen spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to side aspect.

From first floor half landing, door to:

SEPARATE CLOAKROOM

Low level WC. Wash hand basin. Tiled wall surround. Obscure uPVC double glazed window to side aspect.

FIRST FLOOR FULL LANDING

Smoke alarm. Door to:

BEDROOM 2

11'0" (3.35m) x 9'4" (2.84m) into wardrobe space. Two built in double wardrobes. uPVC double glazed window to rear aspect again offering fine outlook over neighbouring Cowick Barton playing fields and beyond.

From first floor full landing, panelled door leads to:

BEDROOM 1

15'4" (4.67m) into wardrobe space and recess x 13'4" (4.06m) into bay. A light and spacious room with range of built in bedroom furniture consisting of two double wardrobes with adjoining headboard, inset lighting and overhead storage cupboards. Further range of built in wardrobes to one wall providing hanging and shelving space. Television aerial point. uPVC double glazed window to front aspect with outlook over neighbouring area and beyond.

From first floor full landing a wooden staircase leads to:

CONVERTED ATTIC ROOM

13'8" (4.17m) x 12'0" (3.66m) maximum (sloped ceiling). Power and light. Double glazed Velux style window to rear aspect offering fine outlook over neighbouring Cowick Barton playing fields, parts of Exeter and beyond.

OUTSIDE

Directly to the front of the property is a walled area of garden mostly laid to decorative stone chippings for ease of maintenance with inset flower bed. Pillared entrance with gate and attractive brick paved pathway leads to front door. The rear garden consists of an attractive brick paved patio with raised flower/shrub beds with outside light and water tap. The rear garden is enclosed to all sides and enjoys fine outlook over neighbouring Cowick Barton playing fields whilst a rear gate provides pedestrian access to these fields.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Night storage heating

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

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

Broadband: Standard, Superfast & Ultrafast available.

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

Mining: No risk from mining

Council Tax: Band C (Exeter)

DIRECTIONS

Proceeding out of Exeter over Exe Bridge take the 1st exit left into Alphington Street which then connects to Alphington Road. Proceed along and just passed the convenience store (Co op) and take the right hand turning into Waterloo Road then 1st left into Wellington Road continue along and the property in question will be found 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.

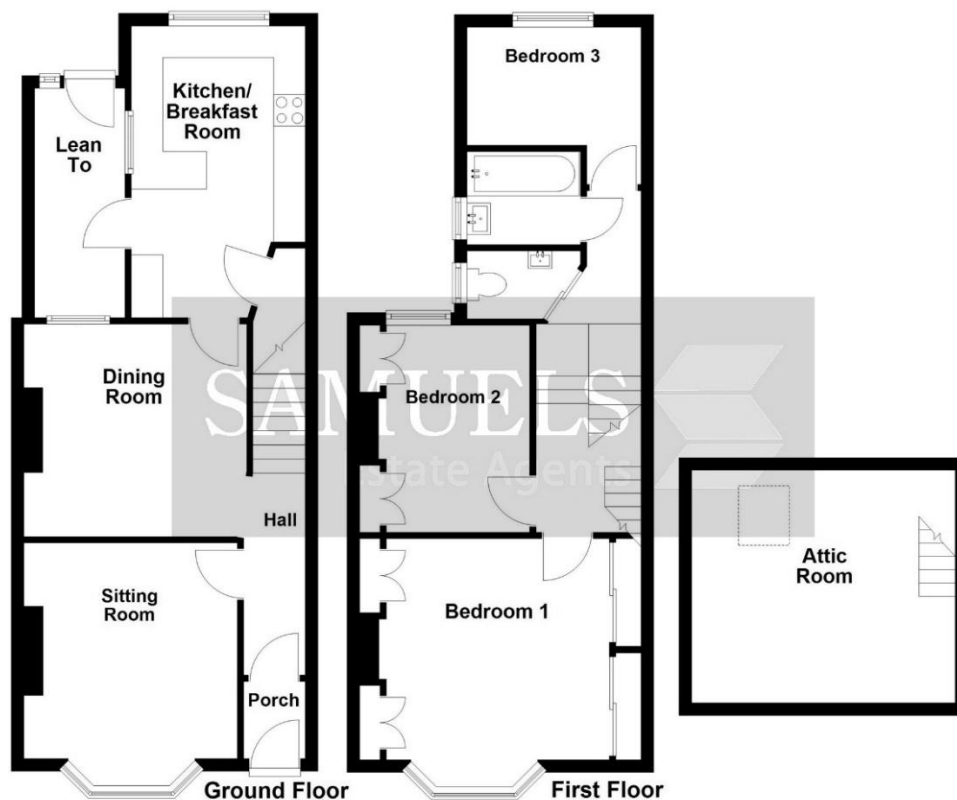
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0425/8911/AV



Total area: approx. 108.6 sq. metres (1168.5 sq. feet)
Floor plan for illustration purposes only – not scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		