



**59 WOODWATER LANE  
BROADFIELDS  
EXETER  
EX2 5JY**



**£270,000 FREEHOLD**



**A well proportioned semi detached family home occupying a highly convenient position providing good access to local amenities, popular schools, Ludwell Valley park and bus service into Exeter city centre. Two double bedrooms (previously a three bedroom property). Reception hall. Light and spacious sitting room. Separate dining room. Kitchen. Refitted shower/wet room. Lower ground floor storage rooms with scope to convert (subject to the necessary consents). Good size lawned rear garden with patio. No chain. Viewing highly recommended.**

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

Obscure uPVC double glazed front door, with matching side panels, leads to:

### **RECEPTION HALL**

Laminate wood effect flooring. Radiator. Smoke alarm. Stairs rising to first floor. Door to:

### **SHOWER/WET ROOM**

8'4" (2.54m) x 5'6" (1.68m). A refitted matching white suite comprising low level WC. Wash hand basin with modern style mixer tap. Fitted electric shower unit. Radiator. Tiled wall surround. Extractor fan. Obscure uPVC double glazed window to side aspect.

From reception hall, door to:

### **BEDROOM 2**

10'10" (3.30m) x 10'5" (3.18m). Radiator. Telephone point. Deep understair storage cupboard. uPVC double glazed window to front aspect.

### **FIRST FLOOR LANDING**

Access to roof space. Smoke alarm. Door to:

### **BEDROOM 1**

14'4" (4.37m) x 8'6" (2.59m). Range of built in bedroom furniture consisting of two double wardrobes, two matching bedside units and overhead storage cupboards. Radiator. Additional deep wardrobe with electric light. uPVC double glazed window to front aspect with outlook over neighbouring area and beyond.

From first floor landing, door to:

### **SITTING ROOM**

17'4" (5.28m) x 10'10" (3.30m). A light and spacious room. Exposed brick fireplace, raised hearth, fitted gas fire and wood mantel over. Radiator. Television aerial point. Telephone point. uPVC double glazed window to front aspect with outlook over neighbouring area and beyond. Feature archway opens to:

### **DINING ROOM**

11'4" (3.45m) x 8'0" (2.44m). Radiator. Sliding patio door providing access and outlook to rear garden. first floor landing, Feature archway opens to:

### **KITCHEN**

11'0" (3.35m) x 8'6" (2.59m). Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces with tiled splashbacks. Fitted oven. Four ring gas hob. Single drainer sink unit. Space for upright fridge freezer. Radiator. uPVC double glazed window to side aspect. uPVC double glazed window to rear aspect with outlook over rear garden. Obscure uPVC double glazed door providing access to rear garden.

From dining room, stairs lead down to:

### **LOWER GROUND FLOOR LEVEL**

Electric light. Door leading to:

### **STORAGE ROOM**

14'0" (4.27m) x 7'8" (2.30m) (approximate measurements). Power and light. Plumbing and space for washing machine. Door leads to:

### **FURTHER STORAGE ROOM**

14'0" (4.27m) x 11'10" (3.61m) (approximate measurements). Wash hand basin. Wall mounted boiler serving central heating and hot water supply.

Both of these rooms offer great scope for conversion subject to the necessary consents.

### **OUTSIDE**

To the front of the property is a shaped lawned area of garden with flower/shrub bed. Pathway leads to the front door. To the right side elevation of the pathway with steps leading to a gate in turn providing access to the rear garden, which is a particular feature of the property, consisting of a paved patio with water tap. Attractive Cotswold effect retaining wall with steps leading to a good size shaped area of lawn. Flower/shrub beds well stocked with a variety of maturing shrubs, plants and trees. To the middle part of the garden is an area laid to decorative stone chippings again well stocked with a variety of maturing shrubs, plants and trees including maturing Palm. Dividing steps and pathway lead to the top section of garden which again consists of a shaped area of lawn with well stocked shrub beds.

### **TENURE**

#### **FREEHOLD**

### **MATERIAL INFORMATION**

Construction Type: To be confirmed

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE voice & data likely, Three and O2 voice likely & data limited, Vodafone voice & 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 C (Exeter)

### DIRECTIONS

Proceeding out of Exeter along Heavitree Road continue down passing the parade of shops and petrol filling station. At the next set of traffic lights proceed straight ahead down into East Wonford Hill and at the next set of traffic lights turn right into Rifford Road and proceed along taking the 2<sup>nd</sup> left into Woodwater Lane.

### 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.

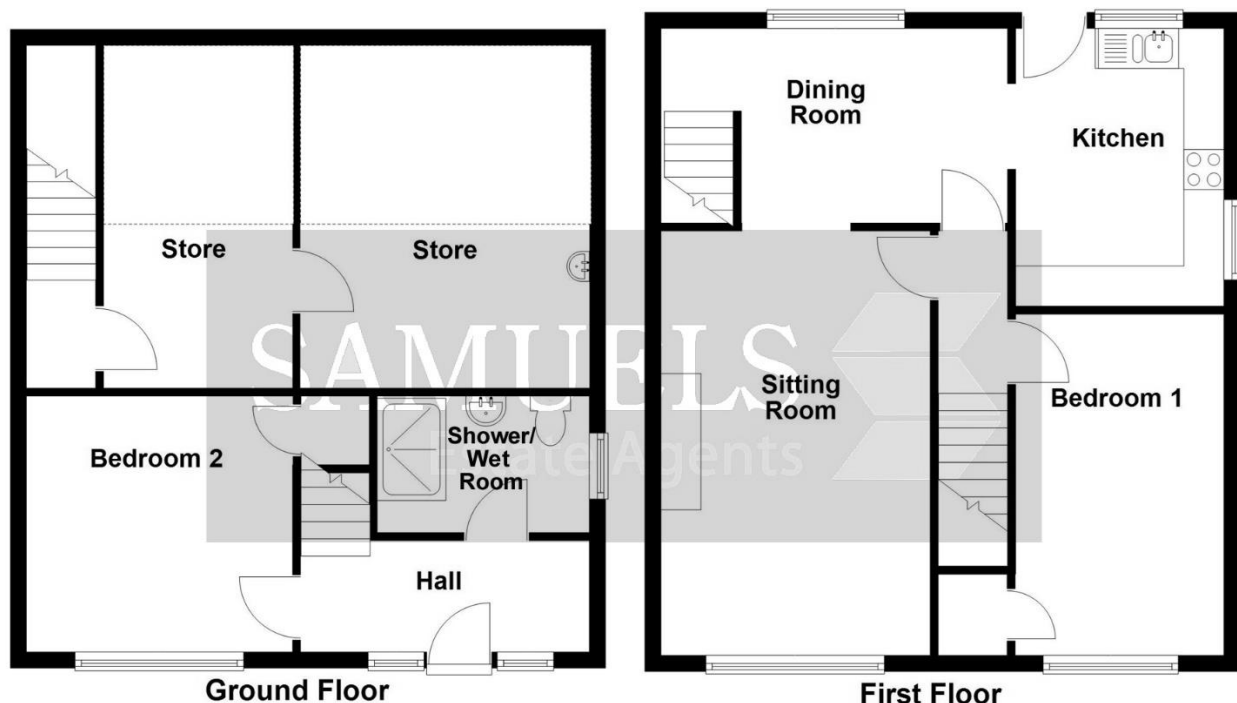
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

### 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/AV



Total area: approx. 107.9 sq. metres (1161.2 sq. feet)

Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		