



**5 WELLPARK CLOSE
REDHILLS
EXETER
EX4 1TS**



£260,000 FREEHOLD



A beautifully presented and much improved mid terrace family home. Three bedrooms. First floor modern bathroom. Entrance vestibule. Well proportioned sitting room. Light and spacious modern kitchen/dining room. Enclosed rear garden with underhouse storage room. Gas central heating. uPVC double glazing. Fine outlook and views over neighbouring area, parts of Exeter including Cathedral and beyond. Popular residential location providing good access to local amenities. A great family home. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Attractive composite front door with double glazed panels, leads to:

ENTRANCE VESTIBULE

Quality laminate wood effect flooring. Oak wood door leads to:

SITTING ROOM

14'10" (4.52m) excluding understair recess x 11'2" (3.40m). A light and spacious room with quality laminate wood effect flooring. Marble effect fireplace with raised hearth and inset living flame effect gas fire, fire surround and mantel over. Television aerial point. Telephone point. Smoke alarm. Stairs rising to first floor. Understair recess. Radiator. Large uPVC double glazed window to front aspect. Oak wood door leads to:

KITCHEN/DINING ROOM

18'0" (5.49m) x 10'0" (3.05m). Again a light and spacious room with recently installed modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Attractive work surfaces incorporating breakfast bar. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted oven. Four ring induction hob with glass splashback and filter/extractor hood over. Integrated upright fridge freezer. Integrated dishwasher. Integrated washing machine. Quality laminate wood effect flooring. Radiator. Ample space for table and chairs. Inset LED spotlights to ceiling. Two UPVC double glazed windows to rear aspect with outlook over neighbouring area, parts of Exeter including Cathedral and beyond. uPVC double glazed door provides access and outlook over rear garden.

FIRST FLOOR LANDING

Access to roof space. Storage cupboard. Oak wood door leads to:

BEDROOM 1

12'6" (3.81m) max x 10'6" (3.20m). Radiator. Large uPVC double glazed window to front aspect.

From first floor landing, oak wood door leads to:

BEDROOM 2

10'0" (3.05m) x 8'8" (2.64m). Radiator. uPVC double glazed window to rear aspect offering fine outlook over neighbouring area, parts of Exeter including Cathedral and beyond.

From first floor landing, oak wood door leads to:

BEDROOM 3

7'4" (2.24m) x 7'2" (2.18m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, oak wood door leads to:

BATHROOM

7'8" (2.30m) x 5'6" (1.68m). A modern matching white suite comprising panelled bath with modern style mixer tap including shower attachment. Wash hand basin with modern style mixer tap. Low level WC. Quality laminate wood effect flooring. Heated ladder towel rail. uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is an area of garden mostly laid to decorative stone chippings for ease of maintenance. Dividing steps and pathway lead to the front door. To the rear of the property is an enclosed low maintenance garden with outside light. Storage area and useful:

UNDERHOUSE STORAGE ROOM

With power and light also housing boiler serving central heating and hot water supply (installed 2025)

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Mining: No risk from mining

Council Tax: Band B (Exeter)

DIRECTIONS

Proceeding out of Exeter over Exe Bridge take the 3rd exit left into Okehampton Street which then connects to Okehampton Road. At the traffic light/crossroad junction continue straight ahead up into Redhills and take the 1st right into Wellpark Close, 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 checks 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.

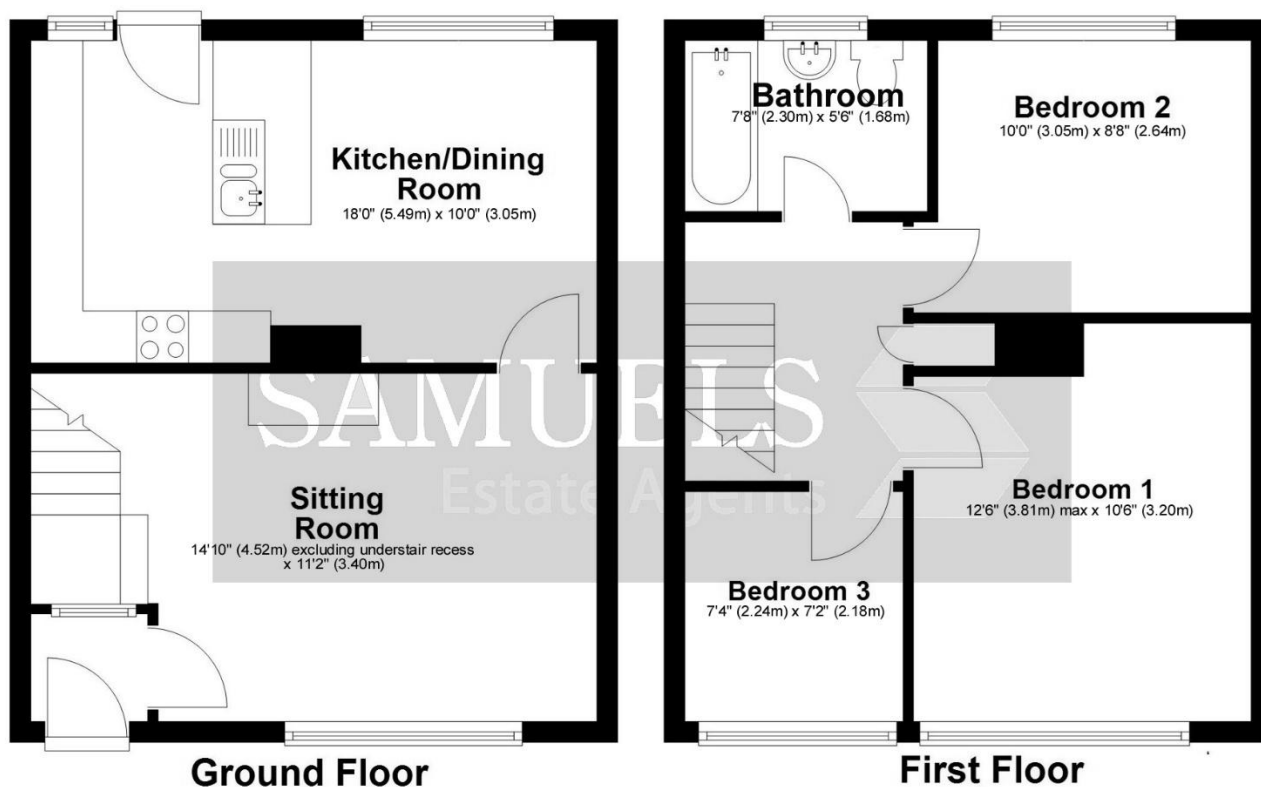
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0326/9163/AV



Total area: approx. 71.3 sq. metres (767.4 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		