



**WESTERLEIGH  
HIGHER HOOPERN LANE  
EXETER  
DEVON  
EX4 4SQ**

PROOF COPY



**£500,000 FREEHOLD**



A rare opportunity to acquire a spacious detached bungalow occupying a fabulous private road location providing good access to university and Exeter city centre. Well proportioned versatile living accommodation. Two bedrooms. Ensuite cloakroom to master bedroom. Refitted modern shower room. Light and spacious lounge/dining room. Separate dining room/potential bedroom three. Kitchen/breakfast room. Conservatory. Gas central heating. uPVC double glazing. Large roof space offering great scope for conversion (subject to necessary consents). Private driveway providing parking for approximately two/three vehicles. Good size garage. Lawned gardens. No chain. Viewing highly recommended.

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

Arched covered entrance with courtesy light. Tiled floor. uPVC double glazed window to side aspect. Composite front door, with inset obscure double glazed panels, leads to:

### **RECEPTION HALL**

Radiator. Telephone point. three wall light points. Cloak hanging space. airing cupboard, with fitted shelving, housing lagged hot water cylinder. Alarm junction panel. Storage cupboard with fitted shelving. Obscure glass panelled door leads to:

### **LOUNGE/DINING ROOM**

17'10" (5.44m) x 17'0" (5.18m). A light and spacious room. Two radiators. Three wall light points. Exposed brick fireplace with inset living flame effect gas fire, raised hearth and mantel over. Television aerial point. uPVC double glazed window to side aspect. Large uPVC double glazed sliding patio door providing access and outlook to rear garden and neighbouring university grounds.

From reception hall, obscure glass panelled door leads to:

### **KITCHEN/BREAKFAST ROOM**

13'2" (4.01m) x 12'0" (3.66m) maximum. Reducing to 7'2" (2.18m). Fitted with a range of matching base, drawer and eye level cupboards with concealed lighting. Marble effect roll edge work surfaces incorporating breakfast bar. 1½ bowl sink unit with single drainer and mixer tap. Fitted electric hob with filter/extractor hood over. Fitted Neff double oven/grill. Space for upright fridge freezer. Upright storage cupboard. Integrated dishwasher. Tiled floor. Inset spotlights to ceiling. Telephone point. uPVC double glazed window to front aspect. uPVC double glazed window to side aspect with outlook over garden and neighbouring university grounds. uPVC double glazed door provides access to garden.

From reception hall, door to:

### **BEDROOM 1**

17'2" (5.23m) into bay x 15'6" (4.72m) maximum. A spacious room fitted with a range of bedroom furniture consisting of triple wardrobe, two double wardrobes, matching bedside units with display shelving over and overhead storage cupboards. Radiator. uPVC double glazed bay window to rear aspect. Door to:

### **ENSUITE CLOAKROOM**

Low level WC. Wash hand basin set in vanity unit with cupboard space beneath and tiled splashback. Fitted mirror. Light/shaver point. Radiator. Obscure uPVC double glazed window to side aspect.

From reception hall, door to:

### **BEDROOM 2**

11'8" (3.56m) maximum x 11'5" (3.48m). Range of built in bedroom furniture consisting of double wardrobe, single wardrobe and dressing table. Radiator. Access to roof space. uPVC double glazed window to side aspect.

From reception hall, door to:

### **DINING ROOM/POTENTIAL BEDROOM 3**

12'0" (3.66m) x 9'0" (2.74m). Radiator. Two wall light points. Double glazed sliding patio door provides access to:

### **CONSERVATORY**

9'10" (3.0m) maximum x 8'8" (2.64m). uPVC double glazed conservatory with dwarf wall. Power and light. Electric heater. Tiled floor. Double glazed pitched glass roof. uPVC double glazed windows and double doors providing access and outlook to garden and neighbouring university grounds.

From reception hall, door to:

### **SHOWER ROOM**

9'0" (2.74m) x 7'8" (2.30m). A refitted modern matching white suite comprising good size curved glass shower enclosure with fitted electric shower unit. Wash hand basin set in vanity unit with range of storage cupboards beneath. Low level W with concealed cistern. Large fitted mirror. Radiator. Tiled wall surround. Extractor fan. Electrically heated towel rail. Obscure uPVC double glazed window to side aspect.

From reception hall, door to:

### **CLOAKROOM**

Comprising low level WC. Wash hand basin. Radiator. Obscure uPVC double glazed window to front aspect.

From bedroom 3 there is access, via pull down aluminium ladder, to insulated and part boarded roof space with electric light. This particular roof space offers great scope for conversion, if required, subject to the necessary consents.

### **OUTSIDE**

Directly to the front of the property is a double width driveway providing parking for approximately two/three vehicles (dependant on size). Pathway leads to the front door. Access to:

### **GARAGE**

22'8" (6.91m) x 10'0" (3.05m). A good size garage. Electronically operated up and over door providing vehicle access. Power and light. Internal door to property. Pitched roof providing additional storage space. Plumbing and space for washing machine. Wall mounted boiler serving central heating and hot water supply. Obscure uPVC double glazed window to side aspect.

A side gate leads to side/rear garden which is mostly laid to lawn with greenhouse. Raised timber decked terrace. Various maturing shrubs, plants and firs. Paved patio with outside lighting and power point. This particular area of the garden enjoys the pleasant outlook over the neighbouring university grounds. Directly to the rear of the bungalow is a pathway which leads to a storage shed whilst the pathway continues down the other side elevation in turn providing access back to the front.

### **TENURE**

Freehold

### **COUNCIL TAX**

Band E

## DIRECTIONS

From Samuels Estate Agents' Longbrook Street office continue down the road, over the roundabout and proceed straight ahead up into Pennsylvania Road. At the traffic light/crossroad junction again continue straight ahead up the hill and take the left hand turning into Oriole Drive. Proceed along this road into Higher Hooper Lane and continue down the road, passing the turning to Hillcrest Park, then bear right into a private road which provides access to Westerleigh.

## 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.

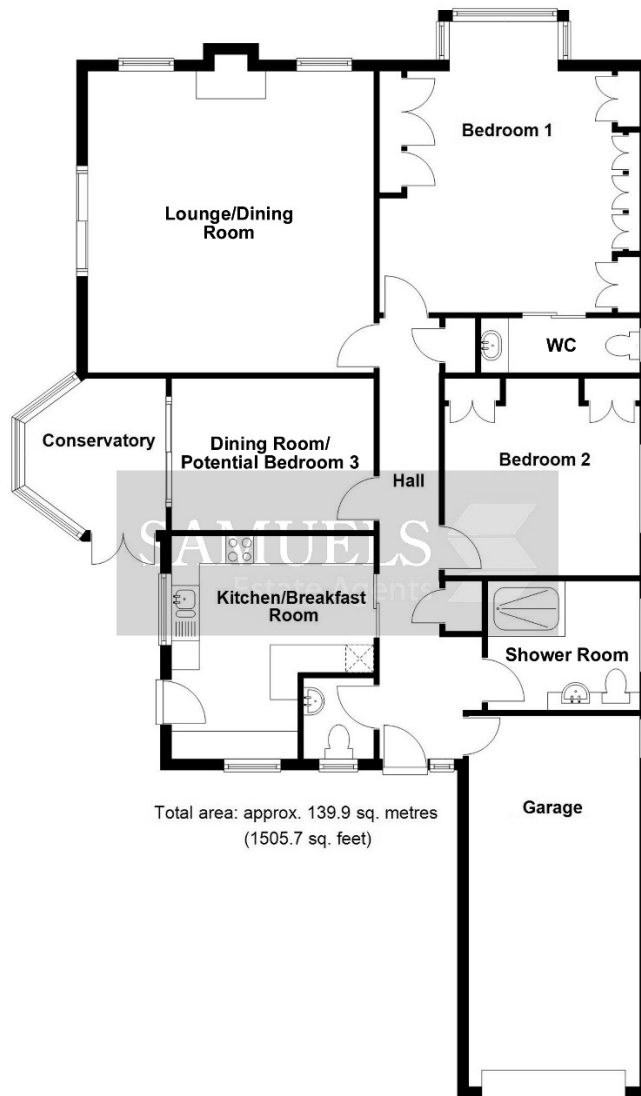
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0724/8707/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		