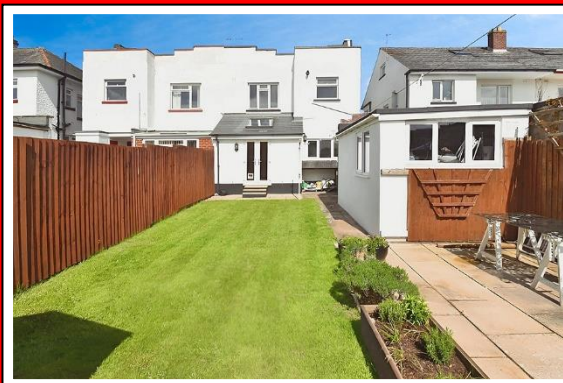




**40 KENNERLEY AVENUE
WHIPTON
EXETER
EX4 8BW**



£355,000 FREEHOLD



An opportunity to acquire an extended Art Deco design semi detached family home occupying a popular level position convenient to local amenities and Exeter city centre. Presented in good decorative order throughout. Three bedrooms. First floor modern bathroom. Reception hall. Spacious sitting room with wood burning stove. Fabulous open plan extended dining room/family room. Modern kitchen. Gas central heating. uPVC double glazing. Enclosed lawned rear garden enjoying southerly aspect. Attractive block paved double width driveway/hardstanding. Detached garage. Roof terrace enjoying fabulous outlook and views over neighbouring area and beyond. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part obscure uPVC double glazed front door, with matching side panel, leads to:

RECEPTION HALL

Radiator. Understair storage cupboards. Smoke alarm. Inset LED spotlights to ceiling. Thermostat control panel. Obscure uPVC double glazed window to side aspect. Exposed wood panelled door leads to:

SITTING ROOM

13'6" (4.11m) into bay x 11'4" (3.45m). A light and spacious room. Exposed wood flooring. Radiator. Tiled hearth with inset wood burning stove. Inset LED spotlights to ceiling. Telephone point. Television aerial point. Large uPVC double glazed window to front aspect.

From reception hall, exposed wood panelled door leads to:

DINING/FAMILY ROOM

19'2" (5.84m) x 11'2" (3.40m) reducing to 10'2" (3.10m). A fabulous light and spacious room. Tiled hearth. Part obscure brick chimney recess. Two vertical radiators. Exposed wood flooring. Inset LED spotlights to ceiling. Television aerial point. Inset LED spotlights to pitched ceiling. Double glazed Velux window to pitched ceiling. uPVC double glazed double opening doors providing access and outlook to rear garden. Door way opens to:

KITCHEN

11'4" (3.45m) x 7'10" (2.39m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Work surfaces with matching splashback. Circular bowl sink unit with single drainer and modern style mixer tap. Fitted oven. Four ring gas hob with filter/extractor hood over. Plumbing and space for washing machine. Further appliance space. Space for upright fridge freezer. uPVC double glazed window to rear aspect with outlook over rear garden.

FIRST FLOOR LANDING

Smoke alarm. Inset LED spotlights to ceiling. uPVC double glazed window to side aspect. Exposed wood panelled door leads to:

BEDROOM 1

12'2" (3.71m) x 11'2" (3.40m). A range of built in bedroom furniture consisting of three double wardrobes, two six drawer chests. Television aerial point. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, exposed wood panelled door leads to:

BEDROOM 2

11'6" (3.51m) x 11'4" (3.45m). Radiator. Television aerial point. Built in wardrobe. Inset LED spotlights to ceiling. uPVC double glazed window to front aspect.

From first floor landing, exposed wood panelled door leads to:

BEDROOM 3

7'10" (2.39m) x 7'10" (2.39m). Radiator. Inset LED spotlights to ceiling. Feature corner uPVC double glazed window to both front and side aspects.

From first floor landing, exposed wood panelled door leads to:

BATHROOM

7'10" (2.39m) x 7'0" (2.13m). A modern matching white suite comprising 'P' shaped panelled bath with modern mixer tap, fitted mains shower unit over, curved glass shower screen and tiled splashback. Wall hung wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Part tiled walls. Tiled floor. Inset LED spotlights to ceiling. Heated ladder towel rail. Storage cupboard housing boiler serving central heating and hot water supply. Obscure uPVC double glazed windows to both rear and side aspects.

From first floor landing, door with stairs lead to:

SECOND FLOOR LANDING

uPVC double glazed windows to both side and rear aspects. Part uPVC double glazed door (restricted height) provides access to:

ROOF TERRACE

Providing fine outlook and views over neighbouring area, parts of Exeter and beyond.

OUTSIDE

Directly to the front of the property is an attractive block paved double width driveway/hardstanding providing parking. Inset shrub bed. To the left side elevation of the property is a shared driveway which in turn provides access to:

DETACHED GARAGE

13'10" (4.22m) x 8'0" (2.44m). Up and over door. Power and light. Window to side aspect.

From the shared driveway and timber gate provides access to the rear garden which enjoys a southerly aspect and consists of a paved patio. Wood store. Water tap and light. Neat shaped area of level lawn. Side pathway leads to a further paved patio area. Timber shed. The rear garden is enclosed to all sides.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

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

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

Broadband: Standard & 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 Sidwell Street roundabout take the turning into Blackboy Road and at the traffic light/crossroad junction proceed straight ahead down into Pinhoe Road. Continue under Polsloe Bridge and again at the traffic lights proceed straight ahead and continue almost to the brow of the hill turning left into Whipton Village Road then 1st left into Woolsery Avenue. Take the next right into Kennerley Avenue where the property in question will be found towards the lower end of the road 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.

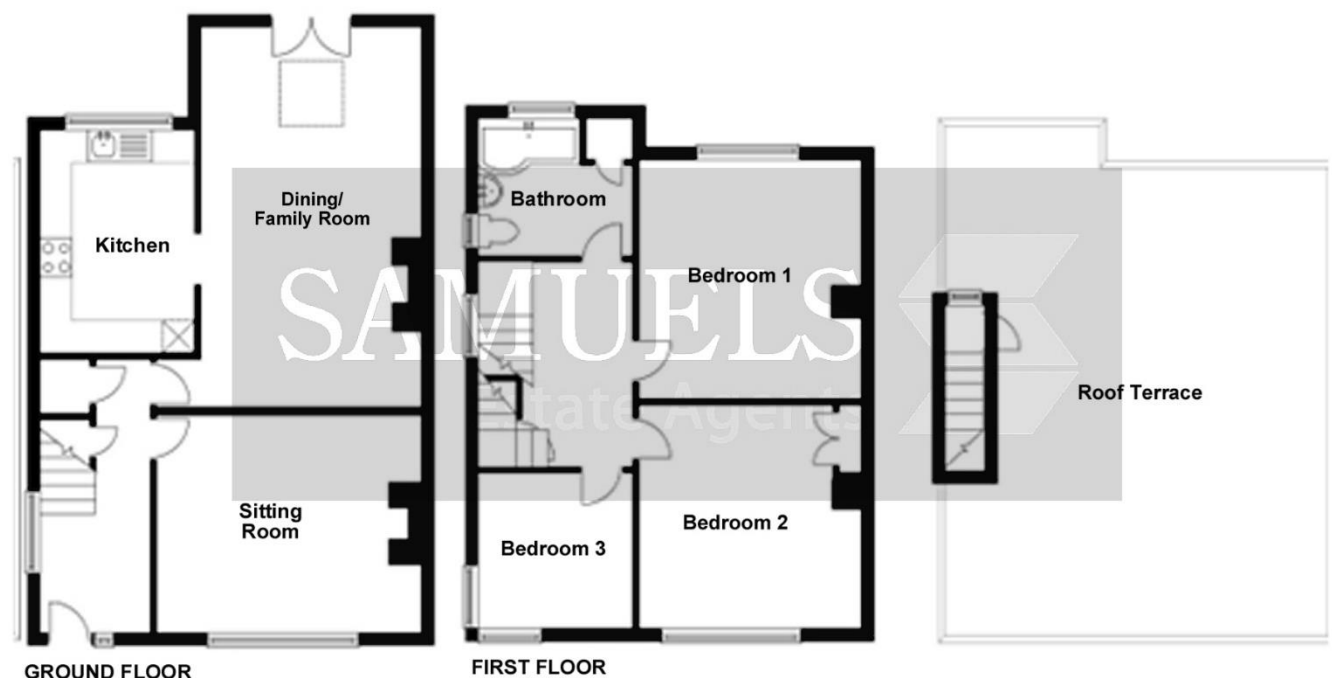
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0425/8925/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		