



**'CHINNERY'
WOODWATER LANE
EXETER
EX2 5AJ**

PROOF COPY



£465,000 FREEHOLD



A rare opportunity to acquire a spacious detached bungalow occupying a larger than average level corner plot site with gardens to three sides and double garage. Three bedrooms. Ensuite shower room to master bedroom. Reception hall. Well proportioned lounge/dining room. Kitchen. Bathroom. Gas central heating. uPVC double glazing. Double width driveway leading to double garage. Cul-de-sac position. Highly desirable residential location providing good access to local amenities and major link roads. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Covered entrance with courtesy light. tiled floor. Attractive obscure uPVC double glazed front door, with matching full height side panel, leads to:

RECEPTION HALL

A spacious hallway. Radiator. Smoke alarm. Access to roof space. Thermostat control panel. Cloak/storage cupboard. Airing cupboard, with fitted shelf, housing lagged hot water cylinder. Alarm junction panel. Telephone point. Door to:

LOUNGE/DINING ROOM

22'10" (6.96m) maximum x 16'8" (5.08m) maximum ('L' shape). A light and spacious room. Two radiators. Brick/stone fireplace with gas point and wood mantle over. Telephone point. Television aerial point. Three wall light points. uPVC double glazed window, with deep sill, to front aspect. uPVC double glazed double opening doors providing access and outlook to rear garden.

From reception hall, door to:

KITCHEN

12'4" (3.76m) x 8'0" (2.44m). Fitted with a range of matching base, drawer and eye level cupboards with concealed lighting. Marble effect roll edge work surfaces with tiled splashbacks. Double oven/grill. Four ring gas hob with stainless steel splashback and filter/extractor hood over. 1½ bowl sink unit with single drainer and mixer tap. Plumbing and space for washing machine. Space for fridge. Radiator. Wall mounted boiler serving central heating and hot water supply. uPVC double glazed window to rear aspect with outlook over rear garden. Obscure uPVC double glazed door provides access to rear garden.

From reception hall, door to:

BEDROOM 1

13'4" (4.06m) maximum into wardrobe space x 9'8" (2.95m) excluding door recess. Built in double wardrobe. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden. Door leads to:

ENSUITE SHOWER ROOM

Comprising tiled shower enclosure with fitted shower unit. Wash hand basin. Low level WC. Tiled wall surround. Radiator. Obscure uPVC double glazed window to rear aspect.

From reception hall, door to:

BEDROOM 2

11'4" (3.45m) x 11'0" (3.35m) maximum into wardrobe space. Radiator. Built in double wardrobe. uPVC double glazed window to front aspect.

From reception hall, door to:

BEDROOM 3

11'0" (3.35m) maximum into wardrobe space x 8'2" (2.49m). Radiator. Built in wardrobe. uPVC double glazed window to front aspect.

From reception hall, door to:

BATHROOM

8'0" (2.44m) x 5'0" (1.52m). Comprising panelled bath with mixer tap including shower attachment. Wash hand basin. Low level WC. Tiled wall surround. Radiator. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

As previously mentioned the property occupies a larger than average corner plot site with gardens to three sides. To the front of the property is an area of lawned garden with various maturing trees. Dividing pathway leads to the front door. To the left side elevation is a double width driveway in turn providing access to:

DOUBLE GARAGE

With power and light. Twin up and over doors. Part divided to provide studio/hobbies room again with power and light. Window to rear aspect. Part obscure glazed door provides access to rear garden.

To the left side elevation of the garage is a further section of lawn with maturing hedgerow and silver birch tree. Between the property and double garage is a gate which in turn provides access to the rear garden, which is a particular feature of the property, enjoying a south westerly aspect whilst consisting of an extensive paved patio with water tap. A good size shaped area of lawn with surrounding shrub borders stocked with a variety of maturing shrubs, plants, bushes and trees.

**TENURE
FREEHOLD**

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout and take the 1st left onto Rydon Lane. Proceed straight ahead, passing Pynes Hill business park, take the next left into Parkland Drive then immediately right signposted 'Parkland Drive' then 1st right again into Woodwater Lane where the property in question will be found at the end of the cul-de-sac 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/0723/8449/AV



Total area: approx. 122.6 sq. metres (1319.6 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		