

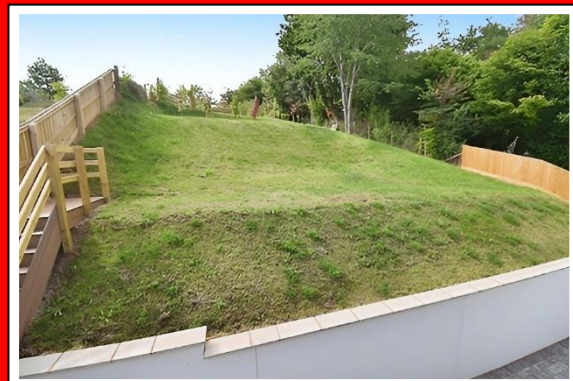


**PENLEE HOUSE  
WOODWATER LANE  
EXETER  
DEVON  
EX2 5AT**

PROOF COPY



**GUIDE PRICE £800,000 FREEHOLD**



An opportunity to acquire a truly fabulous AA carbon negative rated family home built to a particularly high specification whilst occupying a generous elevated position providing excellent access to local amenities, popular schools and major link roads. Spacious versatile luxury living accommodation. Four bedrooms. Ensuite shower room to master bedroom. Family bathroom. Ground floor cloakroom. Family room/bedroom four. Light and spacious lounge/dining room/kitchen/breakfast room. Sitting room. Large covered balcony. Private driveway providing ample parking. Double garage incorporating utility area. Good size lawned rear garden with attractive patio. Air source heating to provide underfloor heating to all floors. Vent-Axi MVHR system throughout. 4.5kw solar PV with 4.5kw battery storage. No chain. Viewing highly recommended.

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

Quality bespoke security front door leads to:

### **RECEPTION HALL**

Attractive porcelain flooring. Inset LED spotlights to ceiling. Smoke alarm. Thermostat control panel. Oak wood staircase with toughened glass to high level ground floor. Oak wood door leads to double garage. Oak wood door leads to:

### **CLOAKROOM**

A modern matching white suite comprising low level WC with concealed cistern. Wall hung wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath and tiled splashback. Wood grain effect tiled flooring. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan.

### **BEDROOM 4/FAMILY ROOM**

Inset LED spotlights to ceiling. Thermostat control panel. uPVC double glazed window to front aspect with outlook over neighbouring area.

### **HIGHER GROUND FLOOR LEVEL**

#### **LOUNGE/DINING ROOM/KITCHEN/BREAKFAST ROOM**

A light and spacious open plan room with installed quality modern System 6 kitchen fitted with an extensive range of matching base, drawer and eye level cupboards. Large central island with quartz worktop incorporating breakfast bar. 1½ bowl sink unit with single drainer and modern style mixer tap set within work surface. Fitted Siemens double oven/grill. Five ring Siemens induction hob with filter/extractor hood over. Full height integrated fridge. Full height integrated freezer. Pull out larder cupboard. Integrated CDA dishwasher. Inset LED spotlights to ceiling. Porcelain tiled flooring. Thermostat control panel. uPVC double glazed window to front aspect. Large double glazed sliding doors providing access and outlook to rear garden. Open plan to:

Lounge/dining area - ample space for large table and chairs. Porcelain tiled flooring. Inset LED spotlights to ceiling. Ample space for sofas, chairs and additional furniture. Full height uPVC double glazed window to front aspect with outlook over neighbouring area and beyond. Full height uPVC double glazed window to rear aspect with outlook over rear garden.

Oak wood staircase, with toughened glass, leads to:

### **FIRST FLOOR HALF LEVEL**

Leading to:

#### **SITTING ROOM**

Again a fabulous light and spacious room with pitched ceiling. Inset LED spotlights. Thermostat control panel. Full height uPVC double glazed window to front aspect offering fine outlook over neighbouring area, parts of Exeter and beyond. Large double glazed sliding doors provide access to:

#### **LARGE COVERED BALCONY**

With composite decking. Toughened glass enclosure. Inset LED lighting. Offering fine outlook over neighbouring area, parts of Exeter and beyond.

From sitting room, oak wood door leads to:

#### **BEDROOM 3**

Pitched ceiling with inset LED lighting. Thermostat control panel. uPVC double glazed window to front aspect with fine outlook over neighbouring area..

From sitting room, oak wood staircase with toughened glass leads to:

### **FIRST FLOOR FULL LANDING**

Inset LED lighting. Smoke alarm. Toughened glass. Open plan to sitting room. Oak wood door leads to:

#### **BEDROOM 1**

Thermostat control panel. Full height uPVC double glazed window to front aspect with fine outlook over neighbouring area. Two uPVC double glazed windows to rear aspect with outlook over rear garden. Oak wood door leads to:

#### **ENSUITE SHOWER ROOM**

A luxury modern matching white suite comprising double length tiled shower enclosure with toughened glass shower screen, fitted mains shower unit including separate shower attachment. Wall hung wash hand basin, with modern style mixer tap, two drawers beneath and tiled splashback. Low level WC with concealed cistern. Porcelain tiled flooring. Range of fitted storage cupboards. Part tiled walls. Heated ladder towel rail. Inset LED spotlights to ceiling. Thermostat control panel. Extractor fan. Frosted glass UPVC double glazed window to rear aspect.

From first floor full landing, oak wood door leads to:

#### **BEDROOM 2**

Access to roof void. Thermostat control panel. Full height uPVC double glazed window to front aspect with outlook over neighbouring area. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor full landing, oak wood door leads to:

#### **BATHROOM**

A luxury modern matching white suite comprising panelled bath with central mixer tap, fitted mains shower unit over including separate shower attachment and folding glass shower screen. Wall hung wash hand basin, with modern style mixer tap, set in vanity unit with drawer space beneath. Low level WC. Part tiled walls. Porcelain tiled flooring. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Thermostat control panel. Frosted glass uPVC double glazed window to rear aspect.

### **OUTSIDE**

The gardens and grounds are a particular feature of the property with a shared private driveway with one other (Prospect House) leads to a private double width driveway providing comfortable parking for two vehicles in turn provides access to:

#### **DOUBLE GARAGE (incorporating utility area)**

Electronically operated roller front door providing vehicle access. Internal door to property. Power and light. Within the garage is the air source heating system (storage tank). Solar panel system control unit with 4.5kw battery storage and Vent-Axia MVHR system. Utility area consists a range of base cupboards with wood effect work surface. 1½ bowl sink unit with single drainer and modern style mixer tap. Appliance space. Upright storage cupboard.

Directly to the front of the property is a good size area of garden laid to decorative chipped bark for ease of maintenance well stocked with a variety of young and maturing shrubs and plants. Outside lighting. Pathway with porcelain tiling leads to the front door. A porcelain paved pathway and composite decked steps runs along the side elevation of the property, with outside lighting, leading to the rear garden.

The rear garden consists of an extensive brick paved patio with outside lighting, water tap and external power points. Composite retaining wall. Composite five steps lead to a good size shaped area of lawn stocked with a variety of young and maturing trees. The rear garden is enclosed to all sides.

**TENURE**

Freehold

**MATERIAL INFORMATION**

Construction Type: Brick and block  
Mains: - Water, drainage, electric, solar  
Heating: Air source and underfloor heating  
Mobile: Indoors – EE, Three and Vodafone voice & data limited, O2 voice likely & data limited  
Mobile: Outdoors – EE, Three, O2 and Vodafone voice & data likely  
Broadband: Standard & Superfast available.  
Flood Risk: River & sea – Very low risk, Surface water – Medium risk  
Mining: No risk from mining  
Council Tax: Band F

**DIRECTIONS**

From Countess Wear roundabout take the turning onto Rydon Lane and continue along passing Pynes Hill Business Park then take the next left down into Parkland Drive. Continue down and take the left hand turning down into Woodwater Lane, proceed down and the property in question will be found on the left hand side.

**INTERNAL PHOTOGRAPHS THAT ARE SHOWN ARE THE IMAGES OF THE NEIGHBOURING SHOWHOME PROSPECT HOUSE.**

**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.

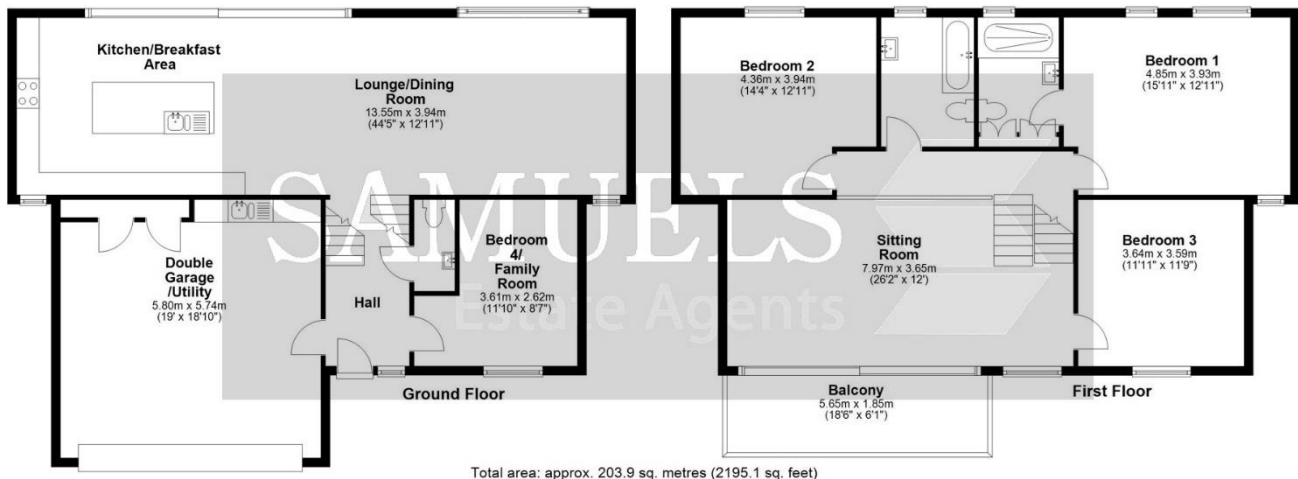
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

**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/0824/8732/AV



Floor plan for illustration purpose only – not to scale





Score	Energy rating	Current	Potential
92+	A	99 A	100 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		