



**2 WOOLSERY GROVE  
WHIPTON  
EXETER  
EX4 8BL**

PROOF COPY



**£360,000 FREEHOLD**



A much improved and modernised semi detached chalet style bungalow occupying a level cul-de-sac position providing good access to local amenities, major link roads and Exeter city centre. Presented in superb decorative order throughout. Two bedrooms. Reception hall. Sitting room. Fabulous open plan modern kitchen/dining/family room. Refitted modern shower room. Gas central heating. uPVC double glazing. Private driveway providing ample parking. Enclosed rear garden enjoying southerly aspect. Large timber store. Viewing highly recommended.

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

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

### **ENTRANCE VESTIBULE**

Half height tiled walls. Glass panelled oak wood door leads to:

### **RECEPTION HALL**

Radiator. Smoke alarm. Glass panelled oak wood door leads to:

### **SITTING ROOM**

15'2" (4.62m) into bay x 9'10" (3.0m). Two radiators. Television aerial point. Telephone point. uPVC double glazed bay window to front aspect.

From reception hall, glass panelled oak wood door leads to:

### **INNER LOBBY**

Radiator. Understair storage cupboard. Inset LED spotlight to ceiling. Open plan to:

### **KITCHEN/DINING/FAMILY ROOM**

17'10" (5.44m) maximum x 16'10" (5.13m) maximum. A fabulous light and spacious room. Modern kitchen fitted with a range of matching gloss fronted base, drawer and eye level cupboards. Granite effect work surfaces with matching splashback. Central island incorporating breakfast bar with inset four ring induction hob. Double oven/grill. Integrated microwave oven/grill. 1½ bowl sink unit with single drainer and modern style mixer tap. Integrated dishwasher. Recess for double width fridge freezer. Wine rack. Wall mounted concealed boiler serving central heating and hot water supply. Inset LED spotlights to ceiling. Radiator. Three roof light windows to part pitched ceiling. Smoke alarm. uPVC double glazed windows to both side and rear aspects. uPVC double glazed double opening doors, with matching full height side windows, providing access and outlook to rear garden.

From reception hall, oak wood door leads to:

### **BEDROOM 2**

11'4" (3.45m) x 9'4" (2.84m). Radiator. uPVC double glazed window to front aspect.

From reception hall, oak wood door leads to:

### **SHOWER ROOM**

7'4" (2.54m) x 5'4" (1.63m). A refitted modern matching white suite comprising good size shower enclosure with toughened glass shower screen, fitted mains shower unit including separate shower attachment. Feature rectangular shape wash hand basin set in vanity unit with cupboard space beneath. Low level WC with concealed cistern. Heated ladder towel rail. Electric wall heater. Two obscure uPVC double glazed windows to side aspect.

From kitchen/dining/family room, glass panelled oak wood door leads to:

### **INNER HALLWAY**

Inset LED spotlights to ceiling. Stairs lead to:

## **FIRST FLOOR**

### **BEDROOM 1**

18'0" (5.49m) maximum reducing to 11'8" (3.56m) x 12'10" (3.91m) maximum (part sloped ceiling). Access point to eaves/storage space. Radiator. Inset LED spotlights to ceiling. Smoke alarm. Television aerial point. uPVC double glazed window to rear aspect with outlook over rear garden. Double glazed Velux style window to front aspect.

### **OUTSIDE**

To the front and side elevation is a private driveway providing parking for numerous vehicles. Access to front/side door. The rear garden is mostly laid to attractive paving with surrounding flower/shrub beds. Access to:

### **LARGE TIMBER STORAGE SHED**

20'0" (6.10m) x 9'0" (2.74m). With power and light. Plumbing and space for washing machine. Further appliance space.

### **TENURE**

Freehold

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas Central Heating

Mobile: Indoors: EE, Three, O2 and Vodafone likely - Outdoors – EE, Three, O2 and Vodafone likely

Broadband: Standard & Ultrafast available.

Flood Risk: River & sea – Very low risk, Surface water – Medium Risk

Mining: No risk from mining

Council Tax: Band C

## 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 down, under Polsloe Bridge, and at the next set of traffic light again proceed straight ahead almost to the brow of the hill and turn left down into Whipton Village Road then 1<sup>st</sup> left into Woolsery Avenue, continue around and take the 1<sup>st</sup> left into Woolsery Grove.

## 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.

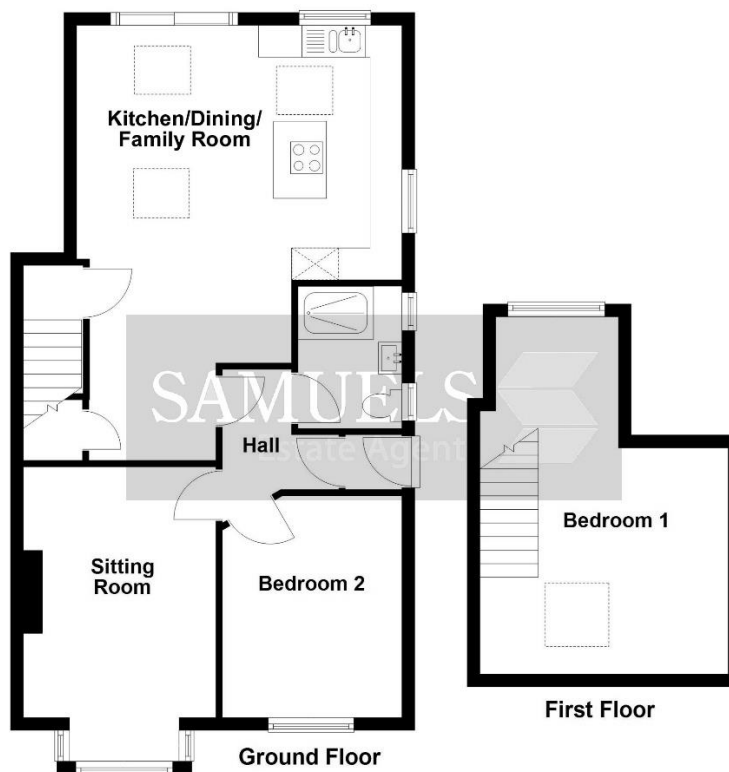
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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.

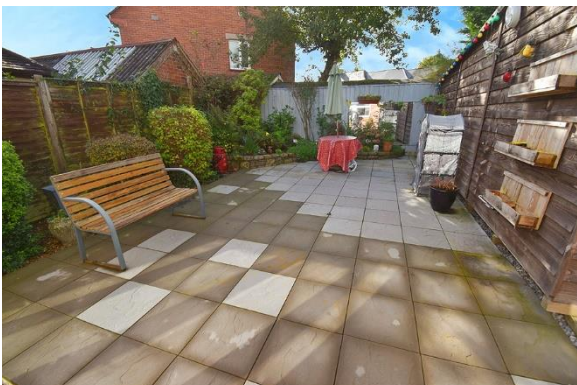
## REFERENCE

**CDER/1024/8781/AV**



Total area: approx. 80.7 sq. metres (868.7 sq. feet)  
Floor plan for illustration purposes only – not to scale





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             | 72 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |