



**14 WHIPTON ROAD
EXETER
DEVON
EX4 8AT**



£280,000 FREEHOLD



A substantial end terrace family home occupying a highly convenient position providing good access to local amenities, Polsloe Bridge railway station and bus service into Exeter city centre. Three good size bedrooms. First floor shower/wet room. Reception hall. Sitting room. Separate dining room. Kitchen. Rear lobby. Cloakroom. Gas central heating. uPVC double glazing. Beautifully kept and well maintained gardens. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part obscure uPVC double glazed front door leads to:

RECEPTION HALL

Telephone point. Stairs rising to first floor. Smoke alarm. Door to:

SITTING ROOM

15'0" (4.57m) x 11'10" (3.61m). A well proportioned room with exposed brick fireplace and wood mantle over. Radiator. uPVC double glazed window to front aspect with outlook over front garden.

From reception hall, door to:

DINING ROOM

13'0" (3.96m) x 8'10" (2.69m). Radiator. Three wall light points. uPVC double glazed window to side aspect. uPVC double glazed window to front aspect with outlook over front garden.

From reception hall, door to:

KITCHEN

15'10" (4.83m) maximum x 10'2" (3.10m) maximum reducing to 5'0" (1.52m) ('L' shape). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. Single drainer sink unit with mixer tap. Space for gas cooker with filter/extractor hood over. Plumbing and space for washing machine. Further appliance space. Space for upright fridge freezer. Radiator. Telephone point. Tiled floor. Walk in pantry with fitted shelving. Deep understair storage cupboard. Two uPVC double glazed windows to rear aspect with outlook over rear garden. Door leads to:

REAR LOBBY

Tiled floor. uPVC door provides access to rear garden. Deep storage cupboard with double power point. Door to:

CLOAKROOM

Comprising low level WC. Tiled floor. Electric wall heater. Obscure uPVC double glazed window to rear aspect.

FIRST FLOOR LANDING

Access to roof space. Smoke alarm. Door to:

BEDROOM 1

15'0" (4.57m) x 11'10" (3.61m) maximum into wardrobe space. Range of built in wardrobes to one wall providing hanging and shelving space. Additional deep built in wardrobe. uPVC double glazed window to front aspect with outlook over front garden, neighbouring area and beyond.

From first floor landing, door to:

BEDROOM 2

13'0" (3.96m) x 9'0" (2.74m). Radiator. uPVC double glazed window to side aspect. uPVC double glazed window to front aspect again offering fine outlook over front garden, neighbouring area and beyond.

From first floor landing, door to:

BEDROOM 3

13'10" (4.22m) x 10'0" (3.05m) maximum reducing to 6'10" (2.08m). Radiator. uPVC double glazed window to side aspect. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

SHOWER/WET ROOM

9'8" (2.95m) x 4'10" (1.47m). Fitted electric shower unit. Wash hand basin. Low level WC. Radiator. Part tiled walls. Extractor fan. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

The front garden is a particular feature of the property being of good size and enjoying a westerly aspect whilst consisting of two neat shaped areas of lawn with surrounding flower/shrub beds well stocked with a variety of maturing shrubs, plants and flowers. A pillared entrance with gate and attractive brick paved pathway extends to the front elevation consisting of a brick paved patio. Access to front door with courtesy light. To the right side elevation is a brick paved pathway with side gate leading to the rear garden which consists of a neat shaped area of lawn. Timber shed. Greenhouse. Flower bed. Top section of garden laid to decorative chipped slate for ease of maintenance. The rear garden is enclosed to all sides.

TENURE FREEHOLD

MATERIAL INFORMATION

Construction Type: Double skin brick with cavity
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, Superfast & Ultrafast available.

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

Mining: No risk from mining

Council Tax: Band B (Exeter)

DIRECTIONS

Proceeding out of Exeter along Pinhoe Road continue under Polsloe Bridge and at the next set of traffic lights proceed straight ahead. Continue up the hill and take the left hand turning into Redlands Close then immediately left into Whipton Road, continue down to the cul-de-sac and the property in question will be found on the left 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.

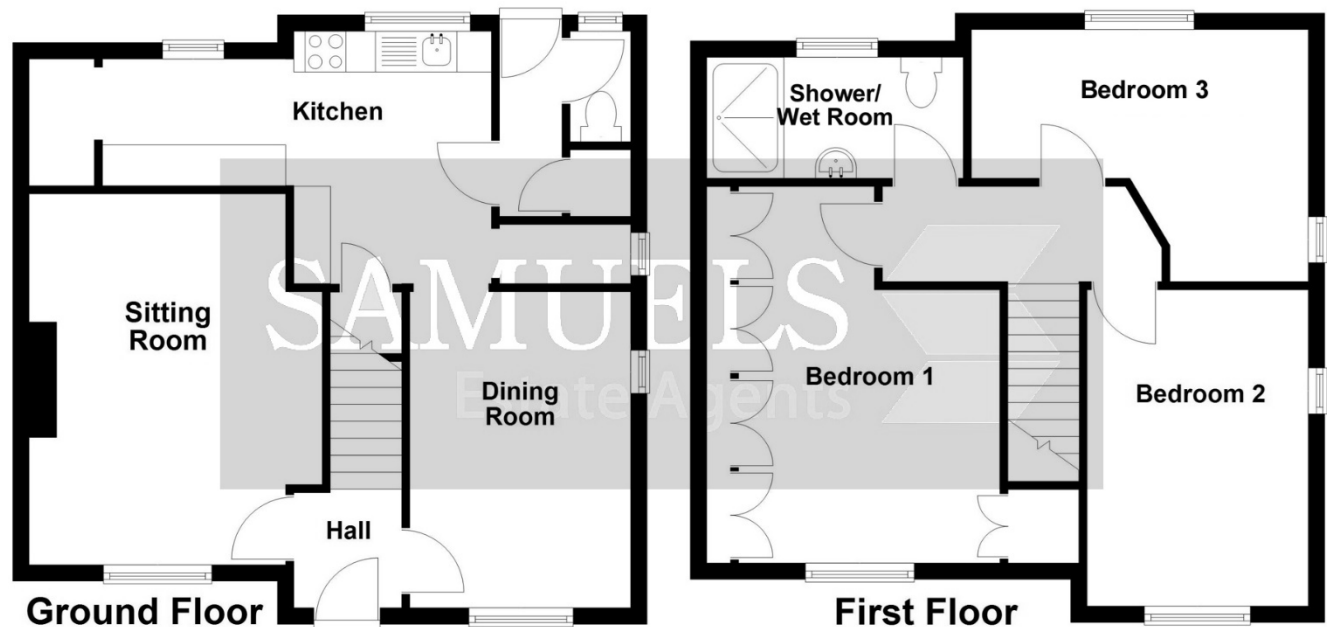
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0425/8926/AV



Total area: approx. 98.0 sq. metres (1054.8 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	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		