

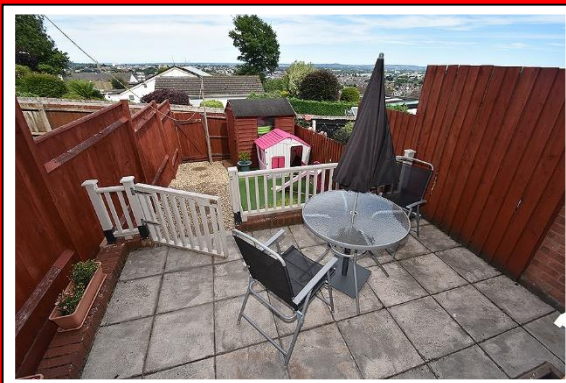


**9 WHEATLEY CLOSE
HIGHER ST THOMAS
EXETER
EX4 1NT**

PROOF COPY



£250,000 FREEHOLD



A spacious modern mid terraced house occupying a delightful cul-de-sac position with fabulous outlook and views over neighbouring area, parts of Exeter and beyond including Exe Estuary. Presented in superb decorative order throughout. Two good size bedrooms. First floor modern bathroom. Spacious lounge/dining room. Modern kitchen. Gas central heating. uPVC double glazing. Easy to maintain enclosed rear garden with rear access. Highly sought after residential location providing good access to local amenities. A must see property. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part obscure uPVC double glazed front door leads to:

ENTRANCE VESTIBULE

High polished tiled floor. Cloak hanging space. Electric consumer unit. Halogen spotlight to ceiling. Obscure uPVC double glazed window to side aspect. Glass panelled internal door leads to:

LOUNGE/DINING ROOM

19'4" (5.89m) x 12'0" (3.66m). A light and spacious room. Radiator. Television aerial point. Telephone point. Stairs rising to first floor. Understair storage cupboard. Understair recess. Inset halogen spotlights to ceiling. Smoke alarm. Large uPVC double glazed window to front aspect. Glass panelled door leads to:

KITCHEN

12'0" (3.66m) x 8'2" (2.49m). A modern kitchen fitted with a range of matching white gloss fronted base, drawer and eye level cupboards. Granite effect work top with tiled splashback. Fitted oven. Four ring gas hob with filter/extractor hood over. Single drainer sink unit with modern style mixer tap. Plumbing and space for washing machine. Space for upright fridge freezer. Upright storage cupboard. High polished tiled floor. Inset halogen spotlights to ceiling. Wall mounted concealed boiler serving central heating and hot water supply (installed January 2023). uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area, parts of Exeter and beyond. Obscure uPVC double glazed door providing access and outlook to rear garden.

FIRST FLOOR LANDING

Access to roof space. Inset halogen spotlights to ceiling. Smoke alarm. Linen cupboard with fitted shelving. Door to:

BEDROOM 1

12'0" (3.66m) x 10'8" (3.25m). Radiator. Inset halogen spotlights to ceiling. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

12'0" (3.66m) x 8'2" (2.49m). Radiator. Deep built in storage cupboard. Inset halogen spotlights to ceiling. uPVC double glazed window to rear aspect offering fine outlook over neighbouring area, parts of Exeter and beyond including Exe estuary.

From first floor landing, door to:

BATHROOM

A modern matching white suite comprising panelled bath with fitted electric shower unit over and tiled splashback. Wash hand basin. Low level WC. High polished tiled floor. Part tiled walls. Heated ladder towel rail. Extractor fan. Inset LED spotlights to ceiling.

OUTSIDE

to the front of the property is an area of garden laid to decorative stone chippings for ease of maintenance. Steps and pathway lead to the front door. The rear garden consists of a paved raised patio with water tap. Timber gate. Two steps lead down to a further area of garden laid to artificial turf for ease of maintenance and decorative stone chippings. To the lower end of the garden is a timber shed. The rear garden is enclosed to all sides whilst a rear gate provides pedestrian access. The rear garden also enjoys the fine outlook and views over parts of Exeter, Exe estuary and beyond.

TENURE

FREEHOLD

DIRECTIONS

From Exeter city centre proceed down to Exe Bridges and take the second exit left into Cowick Street and continue to the top of Cowick Street and at the traffic light junction proceed straight ahead into Dunsford Road. Follow Dunsford Road to the brow of the hill and take the right hand turning into Barley Lane and proceed along into Nadderpark Road, and take the right hand turning into Wheatley Close.

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 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.

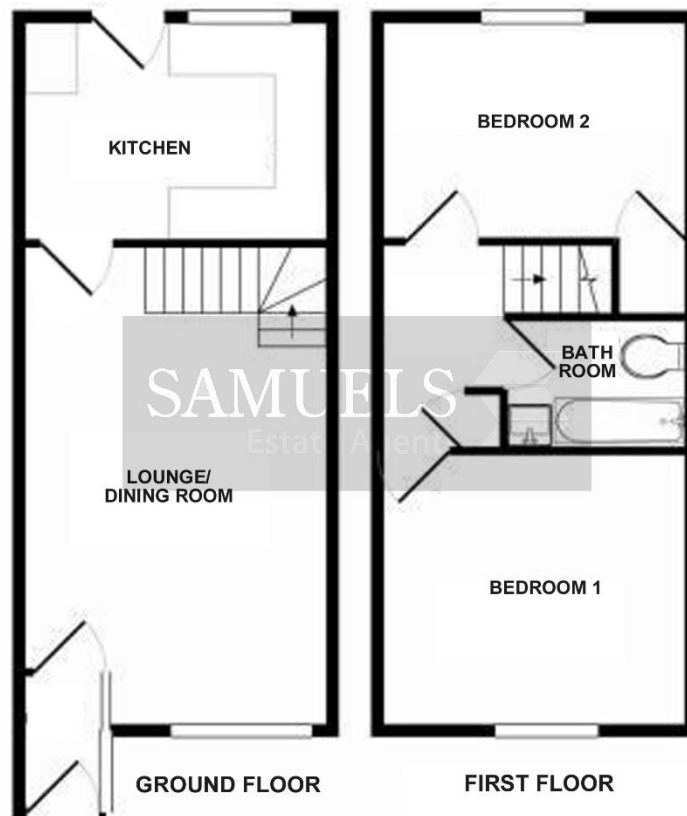
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0224/8573/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		