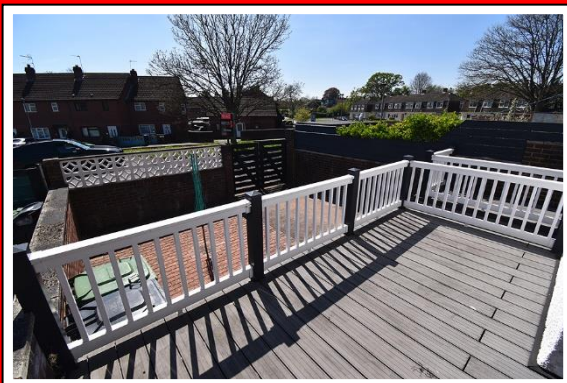




**4 HEATHER CLOSE  
WHIPTON  
EXETER  
EX1 3LE**



**£249,950 FREEHOLD**



A deceptively spacious mid terrace family home occupying a highly convenient position providing good access to local amenities, major link roads and bus service into Exeter city centre. Well proportioned living accommodation. Three good size bedrooms. First floor refitted modern shower room. Reception hall. Refitted ground floor cloakroom. Good size lounge/dining room. Modern kitchen. Electric heating. uPVC double glazing. Enclosed easy to maintain rear garden with raised composite decked terrace and brick built store. Double opening gates lead to private parking. Outlook and views over neighbouring area and beyond. No chain. Viewing recommended.

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

Canopy entrance. Part obscure uPVC double glazed front door leads to:

### **RECEPTION HALL**

Stairs rising to first floor. Electric wall heater. Understair storage cupboard. Smoke alarm. Door to:

### **CLOAKROOM**

A refitted modern matching white suite comprising low level WC with concealed cistern. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Tiled wall surround. High polished tiled flooring. Obscure uPVC double glazed window to front aspect.

From reception hall, door to:

### **LOUNGE/DINING ROOM**

21'8" (6.60m) x 10'8" (3.25m). A light and spacious room. Marble effect fireplace with raised hearth, living flame effect electric fire, wood surround and mantel over. Night storage heater. Television aerial point. Telephone point. Two wall light points. uPVC double glazed window to front aspect with outlook over neighbouring green. uPVC double glazed sliding patio door providing access and outlook to rear garden. Door to kitchen.

From reception hall, door to:

### **KITCHEN**

10'6" (3.20m) x 8'10" (2.69m). A modern kitchen fitted with a range of matching white gloss fronted base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashback. 1½ bowl sink unit with single drainer and modern style mixer tap. Space for electric cooker. Further appliance space. Space for upright fridge freezer. uPVC double glazed window to rear aspect with outlook over rear garden. Obscure uPVC double glazed door provides access to rear garden.

### **FIRST FLOOR LANDING**

Door to:

### **BEDROOM 1**

13'10" (4.22m) x 9'6" (2.90m). Electric wall heater. uPVC double glazed window to rear aspect with outlook over neighbouring area and beyond.

From first floor landing, door to:

### **BEDROOM 2**

10'8" (3.25m) X 10'2" (3.10m). Electric wall heater. uPVC double glazed window to rear aspect with outlook over neighbouring area and beyond.

From first floor landing, door to:

### **BEDROOM 3**

9'6" (2.90m) x 7'8" (2.30m). Electric wall heater. uPVC double glazed window to front aspect with outlook over neighbouring green.

From first floor landing, door to:

### **SHOWER ROOM**

A refitted modern matching white suite comprising double width tiled shower enclosure with fitted mains shower unit including separate shower attachment. Wash hand basin with modern style mixer tap. Low level WC. Bidet. Deep airing cupboard housing hot water tank. Obscure uPVC double glazed window to front aspect.

### **OUTSIDE**

To the front of the property is an area of garden laid to decorative chipped slate for ease of maintenance. A dividing pathway leads to the front door. The rear garden consists of an extensive raised composite decked terrace with water tap and:

### **BRICK BUILT STORAGE SHED/UTILITY**

8'6" (2.59m) x 6'0" (1.83m). Plumbing and space for washing machine. Further appliance space. Double power point. Electric light.

From the decked terraced steps lead down to a lower area of garden with under decking storage areas. Brick paved patio. Further concrete patio providing off road parking for vehicle. Timber double opening gates provide vehicle access. The rear garden is enclosed to all sides and enjoys a southerly aspect.

### **TENURE**

### **FREEHOLD**

### **MATERIAL INFORMATION**

Construction Type: No fines concrete (non-standard construction)

Mains: - Water, drainage, electric

Heating: Electric heating

Mobile: Indoors – EE, Three & Vodafone voice and data likely, O2 voice likely and data limited

Mobile: Outdoors – EE, Three, O2 and Vodafone voice and data likely

Broadband: Standard & 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 down through Pinhoe Road continue along, passing the parade of shops, and take the right hand turning into Vaughan Road. Continue over the mini roundabout, under the railway bridge, and proceed down and at the next mini roundabout turn left into Thornpark Rise then immediately left into Heather 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 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.

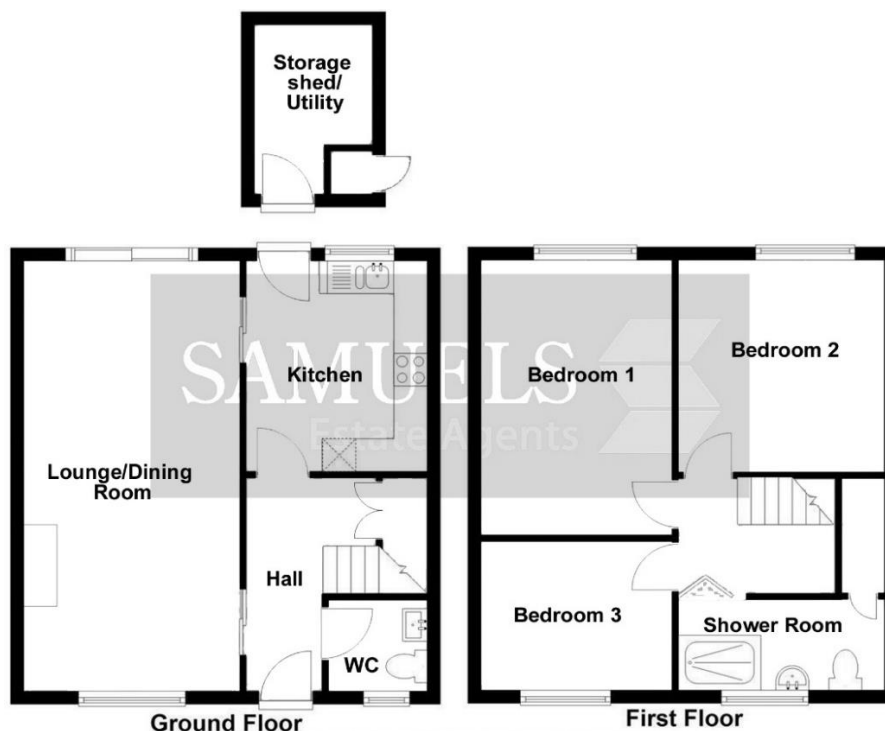
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

### 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/0325/8893/AV**



Total area: approx. 84.6 sq. metres (910.2 sq. feet)  
Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		