



**19 WOODVILLE ROAD
ST THOMAS
EXETER
EX2 8JW**



£400,000 FREEHOLD



A deceptively spacious much improved and extended mid terraced house with private double width block paved driveway and good size level rear garden measuring approximately 85ft (25m) in length. Presented in superb decorative order throughout. Four bedrooms. Refitted modern first floor shower room. Reception hall. Sitting room. Spacious refitted modern kitchen/dining room/family room. Gas central heating. uPVC double glazing. Views and outlook over neighbouring area, parts of Exeter and beyond. Popular/convenient location providing good access to local amenities. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Canopy entrance. Attractive composite front door, with inset obscure double glazed panels and obscure uPVC double glazed side windows, leads to:

RECEPTION HALL

Radiator. Cloak hanging space. Stairs rising to first floor. Understair storage cupboards. Smoke alarm. Thermostat control panel. Upright storage cupboard with fitted shelving. Panelled door leads to:

SITTING ROOM

13'6" (4.11m) into bay x 10'10" (3.30m). Radiator. Television aerial point. Telephone point. Built in storage cupboard and fitted shelving into alcoves. Fireplace surround with mantel over. uPVC double glazed window to front aspect.

From reception hall, panelled door leads to:

KITCHEN/DINING ROOM/FAMILY ROOM

17'10" (5.44m) x 16'8" (5.08m) maximum. An impressive light and spacious room with quality fitted kitchen comprising range of matching base, drawer and eye level cupboards. Granite work surfaces with matching splashback. Fitted Neff double oven and grill. Eight ring gas hob with filter/extractor hood over. 1½ bowl sink unit, with modern style mixer tap, set within granite work surface. Integrated dishwasher. Integrated upright fridge freezer. Pull out larder cupboard. Plumbing and space for washing machine. Central island incorporating breakfast bar with granite worktop. Wine cooler. Additional storage cupboards and drawers. Wine rack. Ample space for large table and chairs, sofa etc. Two radiators. Attractive tiled fireplace with grate providing real open fire, tiled hearth and wood mantel over. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed double opening doors, with matching full height side window, providing access and outlook to rear garden.

FIRST FLOOR LANDING

Smoke alarm. Panelled door leads to:

BEDROOM 1

14'2" (4.32m) into bay x 10'5" (3.18m) maximum into wardrobe space. Range of quality built in wardrobes to one wall providing hanging, shelving and drawer space with automatic lighting. Radiator. Television aerial point. uPVC double glazed bay window to front aspect.

From first floor landing, panelled door leads to:

BEDROOM 2

11'8" (3.56m) x 11'0" (3.35m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, panelled door leads to:

BEDROOM 4

9'0" (2.74m) x 7'4" (2.24m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, panelled door leads to:

SHOWER ROOM

A refitted modern matching white suite comprising good size double width shower enclosure with toughened glass. Fitted mains shower unit. Low level WC with concealed cistern. Wash hand basin, with modern style mixer tap, set in vanity unit with range of cupboard space beneath. Heated ladder towel rail. Wall mounted concealed boiler serving central heating and hot water supply. Extractor fan. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to rear aspect.

From first floor landing, door leads to:

INNER LANDING

Stairs leading to:

SECOND FLOOR LANDING

Storage cupboard. Smoke alarm. Additional storage cupboard. Door leads to:

BEDROOM 3

18'6" (5.64m) maximum reducing to 12'10" (3.91m) x 11'0" (3.35m). A light and spacious room with part sloped ceilings. Access to eaves/storage space. Radiator. Two wall light points. Laminate wood effect flooring. Two double glazed Velux windows to rear aspect offering fine outlook over neighbouring area, parts of Exeter and beyond.

OUTSIDE

To the front of the property is an attractive block paved private driveway providing parking for two vehicles. Access to front door. To the left side elevation is a side gate leading to a shared underhouse pathway with private gate providing access to the rear garden. The rear garden is a particular feature of the property measuring approximately 85ft (25m) in length and consists of an attractive paved patio, outside lighting, water tap and power points. The rest of the garden consists of a good size shaped area of level lawn. A side pathway leads to the lower end of the garden with additional patio and two good size timber sheds. The rear garden is enclosed to all sides.

TENURE
FREEHOLD

COUNCIL TAX
Band C

DIRECTIONS

Proceeding out of Exeter over Exe Bridge take the 1st exit left into Alphington Street and at the traffic light junction proceed straight ahead into Alphington Road. After the next set of traffic lights take the 2nd left into Ebrington Road and then the 2nd left into Ashwood Road then 1st right into Woodville Road where the property in question will be found approximately half way down on the left hand side.

VIEWING

Strictly by appointment with the Vendors Agents.

SAMUELS ESTATE AGENTS, 38 LONGBROOK STREET, EXETER, EX4 6AE

TELEPHONE 01392 494999 : EMAIL: info@samuelsagents.co.uk

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.

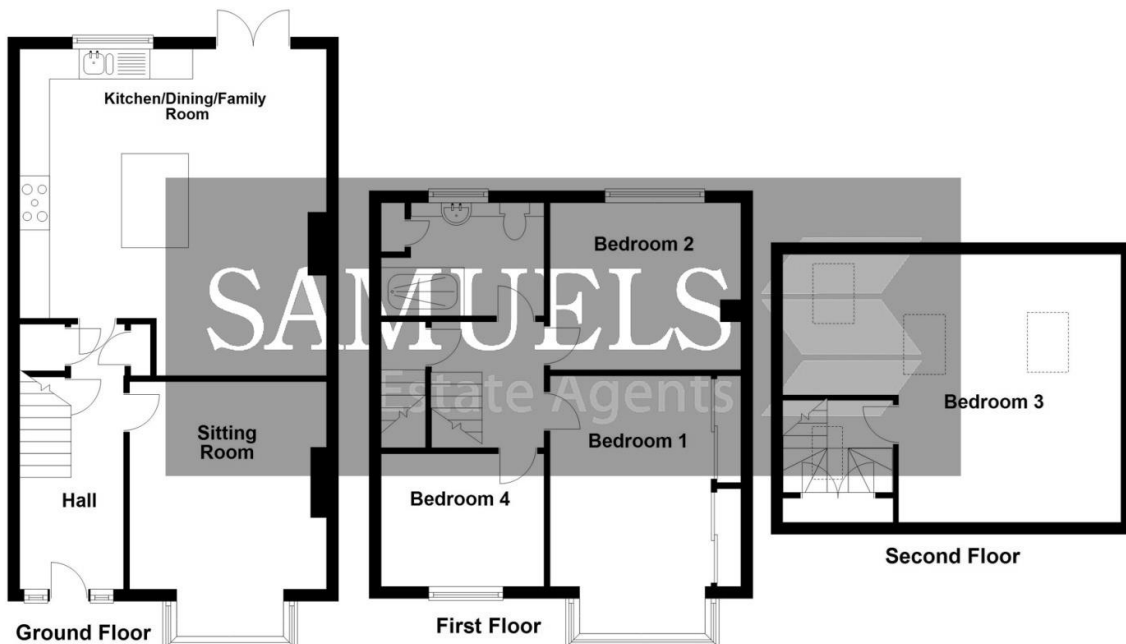
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1024/8779/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		