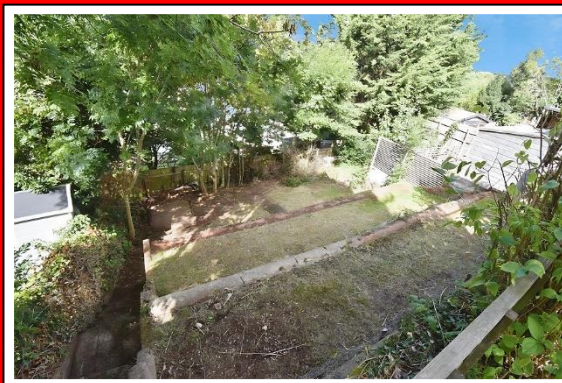




**32 WHITCHURCH AVENUE
WOODWATER LANE
EXETER
EX2 5NT**



£280,000 FREEHOLD



A deceptively spacious split level semi detached family home with fine outlook and views over neighbouring area, parts of Exeter and beyond. Three bedrooms. Reception hall. Light and spacious sitting room. Modern kitchen/dining room. Bathroom. Private driveway. Garage. Good size rear garden enjoying westerly aspect. Gas central heating. uPVC double glazing. Popular residential location providing good access to local amenities, popular schools, major link roads and bus service into Exeter city centre. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

uPVC double glazed front door leads to:

ENTRANCE VESTIBULE

Tiled floor. Part obscure uPVC double glazed door, with matching side panels, leads to:

RECEPTION HALL

Radiator. Smoke alarm. Telephone point. Stairs leading down to lower ground floor. Oak wood door leads to:

SITTING ROOM

13'8" (4.17m) x 11'8" (3.56m). A light and spacious room. Radiator. Television aerial point. Living flame effect electric fire. Large uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area, parts of Exeter and beyond. Oak wood door leads to:

KITCHEN/DINING ROOM

18'8" (5.69m) x 8'0" (2.44m). A quality refitted modern kitchen fitted with an extensive range of matching wood fronted base, drawer and eye level cupboards incorporating carousel cupboard. Marble effect roll edge work surfaces with matching splashback incorporating breakfast bar. Single drainer sink unit with modern style mixer tap. Fitted electric oven. Fitted microwave/grill. Four ring electric hob with glass splashback and filter/extractor hood over. Integrated upright fridge freezer. Integrated washing machine. Integrated tumble dryer. Integrated slimline dishwasher. Space for table and chairs. Radiator. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to side aspect. uPVC double glazed window to rear aspect with fine outlook over rear garden, neighbouring area, parts of Exeter and beyond.

From reception hall, oak wood door leads to:

BEDROOM 3

8'10" (2.69m) x 8'0" (2.44m). Radiator. uPVC double glazed window to front aspect.

LOWER GROUND FLOOR

HALLWAY

Radiator. Smoke alarm. Oak wood door leads to:

BEDROOM 1

16'2" (4.93m) x 9'2" (2.79m) maximum. Radiator. uPVC double glazed sliding patio doors providing access and outlook to rear garden.

From lower ground floor hallway, oak wood door leads to:

BEDROOM 2

12'6" (3.81m) x 9'5" (2.87m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From lower ground floor hallway, oak wood door leads to:

BATHROOM

8'0" (2.44m) x 6'4" (1.93m). Comprising panelled bath with mixer tap. Wash hand basin. Low level WC with concealed cistern. Part tiled walls. Radiator. Heated towel rail. Obscure uPVC double glazed window to side aspect.

OUTSIDE

To the front of the property is an area of lawned garden with driveway providing access to:

GARAGE

16'0" (4.88m) x 7'10" (2.39m). Power and light. Gas meter. Electric meter. Electric consumer unit. Access to roof space.

To the left side elevation are steps, pathway, with water tap, and gate, providing access to the rear garden which enjoys a westerly aspect consisting of four lawned areas of garden with maturing trees to the lower end.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: To be confirmed

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Mining: No risk from mining

Council Tax: Band C (Exeter)

DIRECTIONS

Proceeding out of Exeter down Heavitree Fore Street proceed down passing the parade of shops and petrol filling station. At the next set of traffic lights continue ahead down into East Wonford Hill, at the next set of traffic lights turn right into Rifford Road then 2nd left into Woodwater Lane. Proceed along passing the convenience store and take the next right into Carlton Road then 1st right into Whitchurch Avenue.

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.

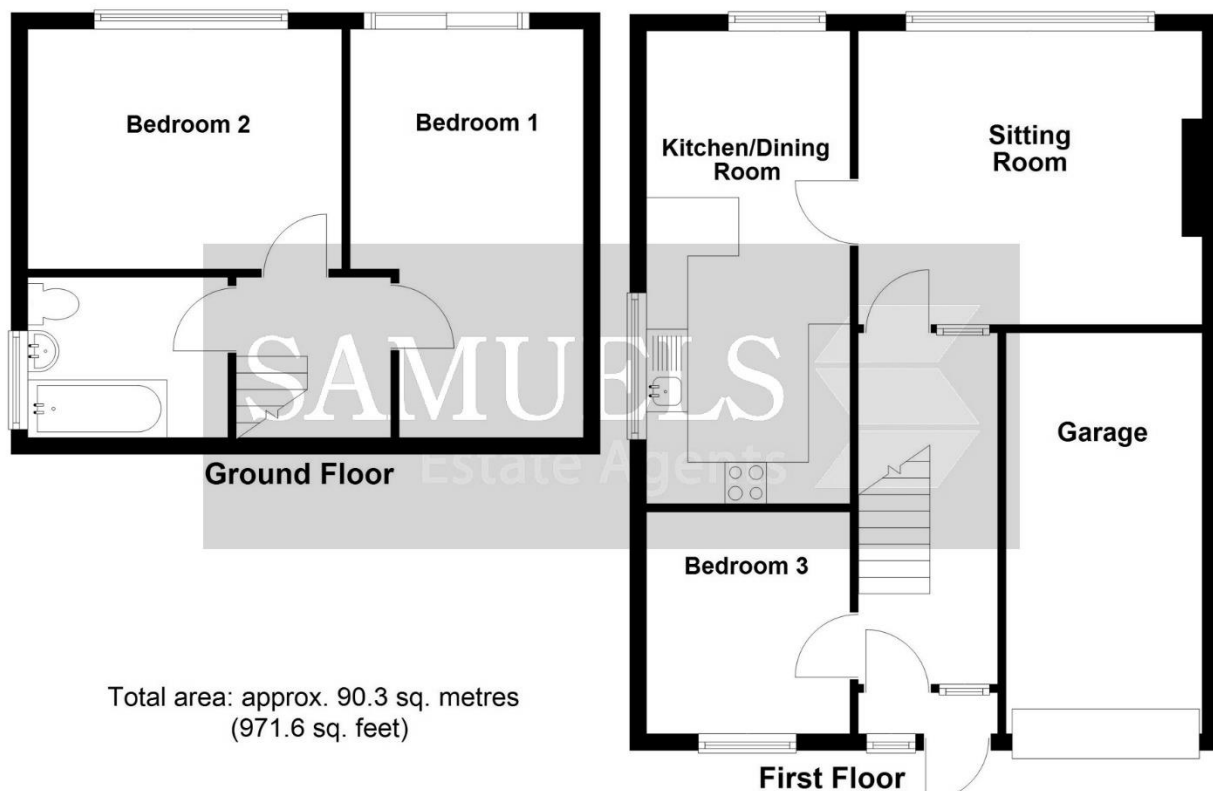
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0925/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		