



**WHIPTON LANE
HEAVITREE
EXETER
EX1 3DL**



£395,000 FREEHOLD



A MUCH IMPROVED AND EXTENDED 1930'S STYLE BAY FRONTED SEMI DETACHED FAMILY HOME*LOCATED WITHIN THIS HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION*CONVENIENT TO LOCAL AMENITIES*HEAVITREE PARK AND EXETER CITY CENTRE*WELL PROPORTIONED VERSATILE LIVING ACCOMMODATION*FOUR BEDROOMS*ENSUITE SHOWER ROOM TO MASTER BEDROOM*SPACIOUS FAMILY BATHROOM*RECEPTION HALL*SITTING ROOM*DINING ROOM*MODERN KITCHEN*FAMILY ROOM/DINING ROOM*GROUND FLOOR CLOAKROOM*GAS CENTRAL HEATING*UPVC DOUBLE GLAZING*PRIVATE DRIVEWAY*TWO GARAGES*ADDITIONAL DRIVEWAY*ENCLOSED REAR GARDEN*GREAT FAMILY HOME*NO CHAIN*VIEWING HIGHLY RECOMMENDED

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Canopy entrance. Obscure lead effect uPVC double glazed front door, with matching side panels, leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Telephone point. Radiator. Understair storage cupboard. Understair upright storage cupboard with cloak hanging space. Obscure uPVC double glazed window to side aspect. Glass panelled door leads to:

DINING ROOM

11'10" (3.61m) x 10'10" (3.30m) into recess. Radiator. Part exposed brick chimney breast with fireplace recess and storage cupboard over. Radiator. Smoke alarm. Large square opening to:

SITTING ROOM

13'0" (3.96m) into bay x 12'4" (3.76m) into recess. Marble effect fireplace with raised hearth, inset living flame effect gas fire and carved wood surround with mantle over. Television aerial point. Telephone point. uPVC double glazed bay window to front aspect.

From reception hall, glass panelled door leads to:

KITCHEN

9'5" (2.87m) x 7'5" (2.26m). A refitted modern kitchen comprising a range of gloss fronted base, drawer and eye level cupboards with concealed lighting. Wood effect work surfaces with tiled splashback. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted double oven and grill. Fitted microwave. Five ring gas hob with glass splashback and filter/extractor hood over. integrated dishwasher. Space for fridge. Oak wood flooring. uPVC double glazed window to side aspect. feature archway opening to:

FAMILY ROOM/DINING ROOM

13'0" (3.96m) x excluding recess x 11'6" (3.51m). A spacious room with oak wood flooring. Radiator. Telephone point. Utility cupboard with plumbing and space for washing machine, fitted shelving, also housing boiler serving central heating and hot water supply. Part glass panelled door, with matching side windows, providing access to dining room. Large uPVC double glazed window to rear aspect with outlook over rear garden. Door to:

REAR LOBBY

Tiled floor. uPVC double glazed doors providing access to side elevation and rear garden. Door leads to:

CLOAKROOM

A modern matching white suite comprising low level WC. Wash hand basin with tiled splashback. Tiled floor.

FIRST FLOOR SPLIT LANDING

Smoke alarm. Access to extended boarded roof space, with power and light, via pull down ladder. uPVC double glazed window to rear aspect. Door to:

BEDROOM 1

10'10" (3.30m) x 10'8" (3.25m) into wardrobe space. Range of built in wardrobes to one wall providing hanging and shelving space. Two radiators. uPVC double glazed window to front aspect. Door way opens to:

ENSUITE SHOWER ROOM

Comprising tiled shower cubicle with fitted shower unit. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Tiled wall surround with inset mirror. Radiator. Extractor fan. Obscure uPVC double glazed window to rear aspect.

From first floor landing, door leads to:

BEDROOM 2

13'5" (4.09m) into bay x 10'10" (3.30m). Radiator. Smoke alarm. Television aerial point. uPVC double glazed bay window to front aspect.

From first floor landing, door to:

BEDROOM 3

12'0" (3.66m) x 10'10" (3.30m). Radiator. Smoke alarm. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 4

7'4" (2.24m) x 6'8" (2.03m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BATHROOM

8'5" (2.57m) 7'4" (2.24m). A spacious bathroom comprising panelled bath with tiled splashback. Wash hand basin. WC. Tiled wall surround. Heated towel rail. Laminate wood effect flooring. Airing cupboard, with fitted shelving, housing hot water cylinder. Obscure uPVC double glazed window to side aspect.

OUTSIDE

To the front of the property is an area of garden mostly laid to decorative stone chippings for ease of maintenance. Pathway leads to the front door. Private paved driveway provides parking for up to two vehicles in turn providing access to:

GARAGE

15'2" (4.62m) x 10'10" (3.30m). A good size garage with up and over door providing vehicle access. Power and light. Double opening timber rear doors provide access to further driveway. Outside light and water tap. Access to:

ADDITIONAL GARAGE

15'10" (4.83m) x 8'4" (2.54m). Again with power and light. Pitch roof providing additional storage space. Double glazed window to rear aspect with outlook over rear garden.

To the side of the second garage is a pathway which provides access to the rear garden which consists of a neat shaped area of level lawn. Flower/shrub beds. Further section of garden mostly laid to decorative stone chippings again for ease of maintenance. Dividing pathway leads to the lower end of the garden. The rear garden is enclosed to all sides by timber panelled fencing.

TENURE
FREEHOLD

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 investigations 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 investigate 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.

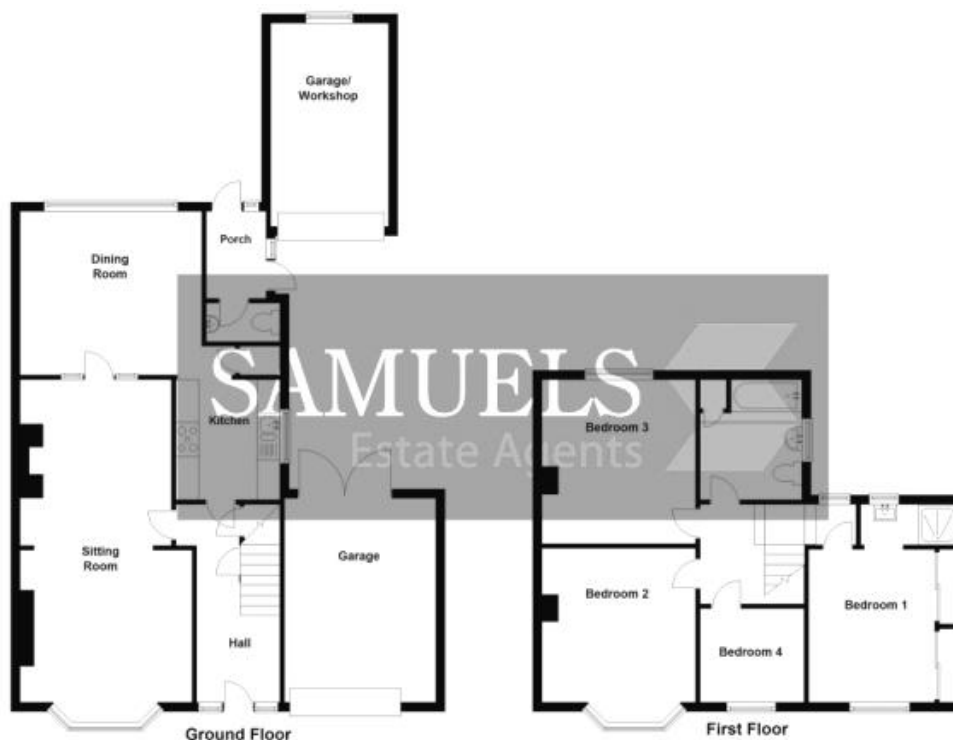
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0418/6712/AV



Floor plan for illustration purposes only - not to scale

Energy Performance Certificate



Whipton Lane, EXETER, EX1 3DL

Dwelling type: Semi-detached house
 Date of assessment: 20 April 2018
 Date of certificate: 21 April 2018
 Reference number: 0146-2870-8749-9628-7705
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 116 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

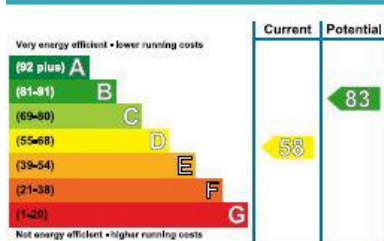
Estimated energy costs of dwelling for 3 years:	£ 3,426
Over 3 years you could save	£ 1,395

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 333 over 3 years	£ 219 over 3 years	
Heating	£ 2,418 over 3 years	£ 1,587 over 3 years	
Hot Water	£ 675 over 3 years	£ 225 over 3 years	
Totals	£ 3,426	£ 2,031	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 99
2 Floor insulation (suspended floor)	£800 - £1,200	£ 327
3 Low energy lighting for all fixed outlets	£40	£ 96

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

