



naomi j ryan
estate agents



Bungalow - Semi
Detached



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating &
Wood Burner



Single Garage &
Driveway



Front & Rear Gardens



Council Tax Band: C

£365,000 Freehold

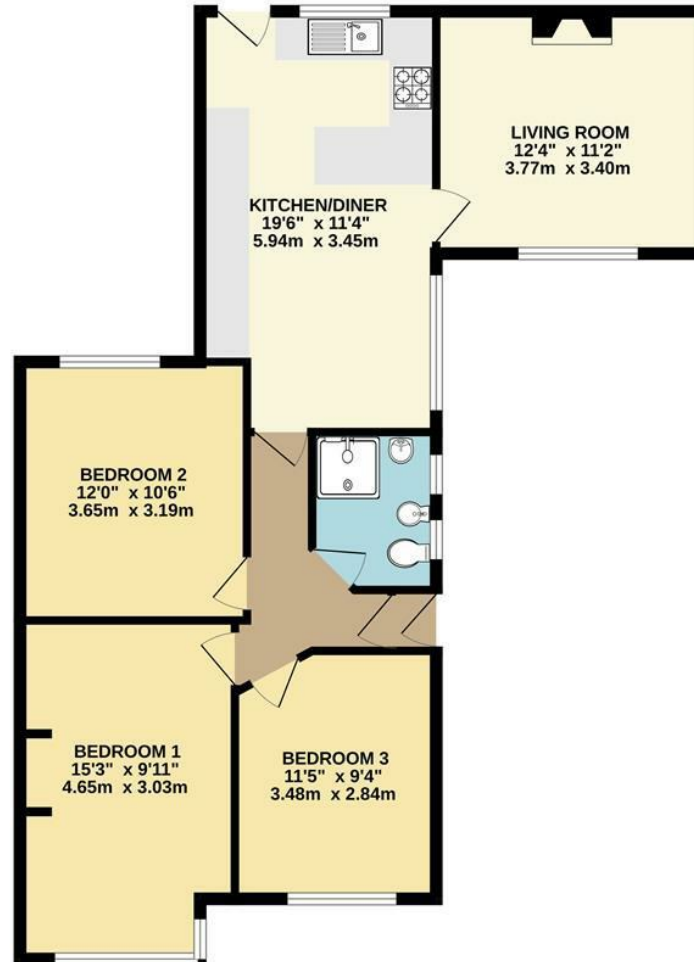


6 Woolsey Grove,

Whipton, Exeter, EX4 8BL

www.naomijryan.co.uk

WOOLSERY GROVE



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SUMMARY

An exciting opportunity to acquire this well presented and deceptively spacious semi detached bungalow, located within the popular residential area of Whipton. Positioned on the level and occupying a Cul-De-Sac spot, the property offers convenient access to local amenities. Whipton Village is located nearby offering independent shops, eateries, a pharmacy and a regular bus service into the City Centre.

The property has been extended from it's original construction offering accommodation that is light and spacious throughout. The accommodation comprises in brief, entrance hall, kitchen/diner, living room with feature wood burning stove, three double bedrooms and a shower room. Further features include gas central heating & double glazing. Outside the property enjoys a well maintained rear garden with a good degree of privacy. There is access into the single garage, via a courtesy door, and to the driveway also via a gate providing pedestrian access. The property enjoys a front garden which is laid predominantly to lawn and mature shrubs.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale and highly recommend internal viewing to fully appreciate all it has to offer.

MATERIAL INFORMATION

Construction notes: Brick

Utilities: Connected to Mains Electric, Gas, Water & Drainage

Heating Source: Gas Central Heating & Wood Burner

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. <https://checker.ofcom.org.uk>

360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.





| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 83 |
| (81-91) B | | | |
| (69-80) C | | 68 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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