



Wellpark Close, Exeter
£260,000





5 Wellpark Close

Exeter, EX4 1TS

This superb mid-terraced house has been recently modernised by the current owner and will be perfect for buyers looking to move in with little or no work to do. The property has three bedrooms, a large living room and a lovely kitchen diner with newly fitted units and appliances. The bathroom is also new and includes a white suite with panelled surround, there is new flooring throughout and also new doors. There are lovely views from the back bedroom towards the city, which is easily accessible. Externally, there are sloped gardens to the front with a path down to the front door. There is a level patio to the rear which is accessed via steps from the kitchen door.

- A NEWLY REFURBISHED TERRACED HOME
- BRAND NEW FITTED KITCHEN & BATHROOM
- SITUATED IN THE POPULAR AREA OF ST. THOMAS
- THREE GOOD-SIZED BEDROOMS
- NEW CARPETS AND FLOORING
- NO ONWARD CHAIN
- LARGE LIVING ROOM
- FRONT AND REAR GARDENS
- FREEHOLD



The Property

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The Location

The property is located in the popular residential area of St. Thomas, close to many local amenities including shops, schools, takeaways, hairdresser and a veterinary surgery. There is also the nearby shops on Cowick Street, including the Cowick Street Precinct, and then a wealth of further amenities in the city centre. St. Thomas has a proud and close community, making it perfect for families or anyone wanting to be involved in the many local activities. St. Davids Station is within easy reach, with access to rail networks spanning the whole country.

Directions

From Exe Bridges, take the exit for Okehampton Street and then continue into Okehampton Road. At the end of the road, continue at the traffic lights into Redhills and take the first turn on the right in Well Park Close, the property can then be found on the right hand side.

Entrance Hall

Door to living room.

Living Room

Large room with window to front, storage under the stairs, fireplace, door to kitchen/dining room and stairs to first floor.

Kitchen/Dining Room

Fitted with wall and base units, integrated appliances including oven, hob, extractor, fridge/freezer and washing machine. Dining area with window to rear. Door to rear garden.

First Floor Landing

Doors to all rooms, storage cupboard, loft hatch.

Bedroom One

Window to front.

Bedroom Two

Window to rear giving distant views of the city.

Bedroom Three

Window to front.

Bathroom

White suite with bath, shower over and panelled surround. W.C and wash hand basin. Window to rear.

Outside

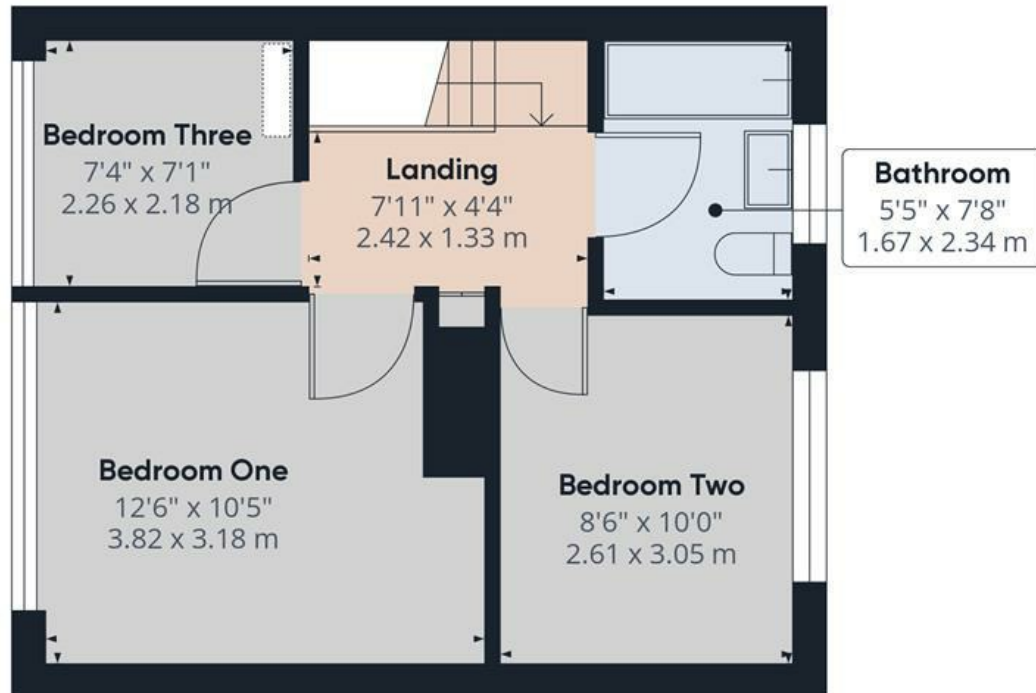
Front garden with sloping lawned area and path and steps to front door. Rear garden with steps from kitchen door down to a level patio area.







Floor 0



Floor 1

Approximate total area⁽¹⁾

721.7 ft²

67.05 m²

Reduced headroom

7.97 ft²

0.74 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at www.chasebuchanan.co.uk

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Chase Buchanan has a longstanding relationship with a firm of independent mortgage specialists with many years of experience who are members of The Industry Panel for Financial Advice (IPFA), which comprises some of the leading advisory firms in the UK mortgage market. They offer:

- * Free consultation meetings with no obligation
- * Access to exclusive mortgage products and deals
- * Truly independent advice with access to approximately 130 mortgage lenders
- * Face-to-face or telephone meetings at your convenience
- * They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- * Their dedicated team are by your side throughout the property-buying journey

The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

Solicitor / Conveyancing Services

We have access to a panel of solicitors who operate on a no sale no fee basis. We can arrange a no obligation conveyancing quote to be emailed to you which clearly itemises the legal costs associated with selling a property in the UK. This could be useful for comparable purposes before formally instructing your chosen solicitor. Please ask a member of our team for further information.

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Miscellaneous items

EPC: D

Council Tax: B

Utilities: All main services

Authority: Exeter City

Tenure: Freehold

For more information or to book a viewing, please contact:

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