



1 Heberton Close, Whimple

£375,000

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Heberton Close is situated on the outskirts of this thriving East Devon village surrounded by glorious East Devon countryside, whilst the excellent village amenities are within easy reach and include convenience store, two public houses, Church and an outstanding primary school. The village also benefits from a railway station connecting Exeter and London Waterloo and the A30 dual carriageway provides swift access to the Cathedral city of Exeter, M5 and the coast.

The property itself enjoys beautifully presented, light and airy accommodation including an entrance hallway with cloakroom w.c, a kitchen breakfast room with integral appliances and space for a family dining table. The living room has been wonderfully extended to create a very spacious room with vaulted ceiling, freestanding woodburning stove and patio doors that open onto the patio.

On the first floor are three good sized bedrooms with the largest bedroom benefiting from an ensuite shower room and pleasant countryside views. There is an additional family bathroom fitted with a white suite including a bath with shower over. The house has been constructed with energy efficiency in mind with uPVC double glazed windows and a highly efficient air source heat pump providing the heat and hot water.

To the outside the house is approached by a driveway which provides off road parking for two vehicles. There is a small lawned front garden and an adjacent paved pathway which leads to the front door and to the rear garden via a side gate. The generous rear garden has a good sized lawn with flower and shrub borders. There is a large paved patio which provides an wonderful space for outside dining/entertaining in the summer months. There is also an area of gravel with a pathway leading to a large timber shed/workshop, an outside tap and a power point.

The house also offers a huge amount of potential to extend and currently has approved planning permission for a two storey side extension plans of which can be viewed on the east devon planning portal - planning no. 20/1184/FUL

VIEWING By prior appointment with Redferns 01404 814306

SERVICES No gas, Air source heat pump, all other mains services are connected

MOBILE & BROADBAND COVERAGE Broadband is connected to this property, for specific checks, please use checker.ofcom.org.uk

OUTGOINGS Council Tax Band C (as per Gov.UK Website at the date of first listing)

TENURE Freehold

AGENTS NOTE Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue correspondence.





- A recently extended semi detached house
- Extended by the current owner in 2022
- Cul-de-sac of eleven properties built in 2013
- Kitchen breakfast room with integral appliances
- Entrance hallway, cloakroom W.C
- Three first floor bedrooms
- Good sized living room with vaulted ceiling
- Driveway with parking for two cars, Large lawned garden with paved patio
- Separate family bathroom, Central heating via air source heat pump



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

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