

12 Woolsery Avenue, Exeter, EX4 8BJ



In need of some TLC this two bedroom semi-detached bungalow situated in a popular location on a flat plot with scope to extend subject to relevant planning permissions. Accommodation comprising entrance hall, lounge, open plan kitchen/ breakfast room, two double bedrooms, wet room, lean to, enclosed large rear garden, garage, off road parking and central heating.

Offers in the Region of £265,000 Freehold DCX02480

12, Woolsery Avenue, , Exeter, EX4 8BJ

The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

THE ACCOMMODATION COMPRISES:

Entrance Hall

Accessed via part frosted double glazed door. Doors to the lounge, bedroom one, bedroom two, kitchen and bathroom. Access to loft void above. Storage cupboards. Telephone point. Radiator.

Lounge 16' 5" x 11' 3" (4.993m x 3.441m)

Front aspect double glazed window with view of the front garden. Gas fireplace with tiled surround and mantle. Picture rail. Television point. Radiator.



Kitchen 12' 0" x 12' 0" (3.649m x 3.658m)

Dual aspect double glazed windows. Fitted range of eye and base level units with stainless steel sink with single drainer. Electric cooker point. Further appliance space. Door leads to the lean to. Storage cupboard housing a wall mounted boiler.



Lean To 9' 1" x 5' 1" (2.773m x 1.550m)

Triple aspect windows with view over the rear garden.

Bedroom One 11' 11" x 11' 3" (3.636m x 3.437m)

Rear aspect double glazed window with view of the rear garden. Built in cupboard with slatted shelving and radiator. Radiator.



Bedroom Two 11' 8" x 9' 6" (3.545m x 2.884m)

Front aspect double glazed window. Radiator.



Wet Room

Twin side aspect frosted windows. Walk in shower. Low level WC. Wash hand basin. Part tiled walls. Radiator.



Rear Garden

Private enclosed rear garden with large paved seating area. Lawn with wooden shed to the rear. BBQ area and access to the side of the property.



Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Cooksleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

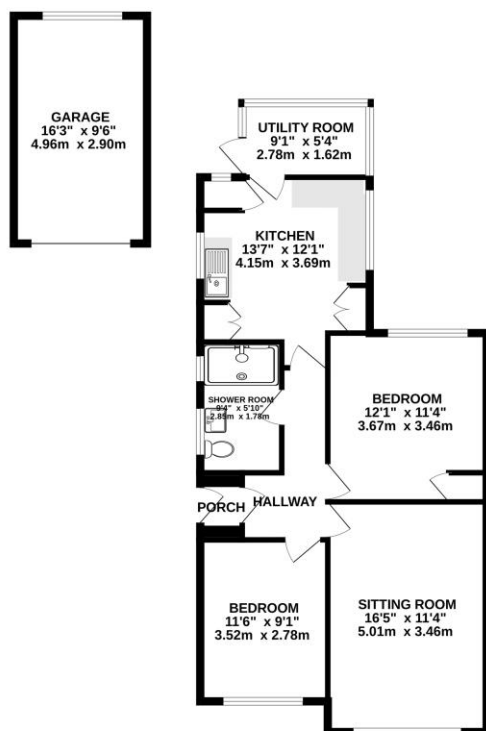
Garage

With metal up and over door.

Front of the property

Off road parking for one vehicle. Low maintenance front garden with paved areas with shrub inserts.

GROUND FLOOR
896 sq.ft. (83.3 sq.m.) approx.



TOTAL FLOOR AREA: 896 sq.ft. (83.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, 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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Energy performance certificate (EPC)

12 Woolsery Avenue EXETER EX4 8BJ	Energy rating C	Valid until:	8 May 2035
		Certificate number:	0330-2248-5550-2105-4055

Property type Semi-detached bungalow

Total floor area 65 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)