



31 Whiteway Close, Whimble, Exeter, Devon, EX5

Guide Price £297,500

3 1 1



This is a superb opportunity to acquire three bedroom family house conveniently situated in the heart of this thriving East Devon village with excellent amenities that include a highly regarded Primary School, railway station connecting Exeter and London Waterloo along with two public houses, convenience store and Post Office. The nearby countryside offers excellent walking facilities and major roads are within easy reach providing swift access to the cathedral city of Exeter, M5 and the coast.

The deceptively spacious accommodation briefly comprises reception hall, good sized sitting room with a feature archway leading through to a dining room with patio doors giving direct access to the rear garden. The kitchen is well equipped with a range of white fronted cupboards and drawers both at base and eye level whilst integrating a double oven and gas hob. The dividing wall can be removed if required creating an open kitchen/dining room. On the first floor are two good sized double bedrooms both with built in wardrobes and pleasant outlooks. There is a spacious family bathroom fitted with a modern white suite whilst the master bedroom dominates the second floor and is a superb double room. There is a pleasant view across the village towards the church. The property benefits from a modern gas central heating system (LPG) and double glazing.

Outside to the front of the property is a paved pathway leading to the front door and a deep flowerbed that is bursting with mature plants and shrubs creating an array of colour. A layby offers easy unreserved parking directly to the front of the property whilst a garage and additional off-road parking is situated to the rear. The rear garden has been tastefully landscaped, fully enclosed and enjoys an excellent degree of privacy. There is a paved patio area taking advantage of the southerly aspect enjoying the sun for most of the day. There is an expanse of lawn and bordering flowerbeds are well stocked with variety of specimen plants, shrubs and small trees. A pathway leads to a pedestrian gate with swift access to the garage and additional parking.

Whimble: The mainline railway station on the London Waterloo-Exeter line is within the village, as are the doctor's surgery, post office, church, bus service, well respected local primary school and heritage centre. There is also a cricket field and two good family pubs. The old A30 runs near the village which gives quick access to the A30 dual carriageway for easy journeys to Honiton, Exeter and the M5. Ottery St Mary is about 3 miles, Exeter 8 miles and the coast at Sidmouth is within a short drive.

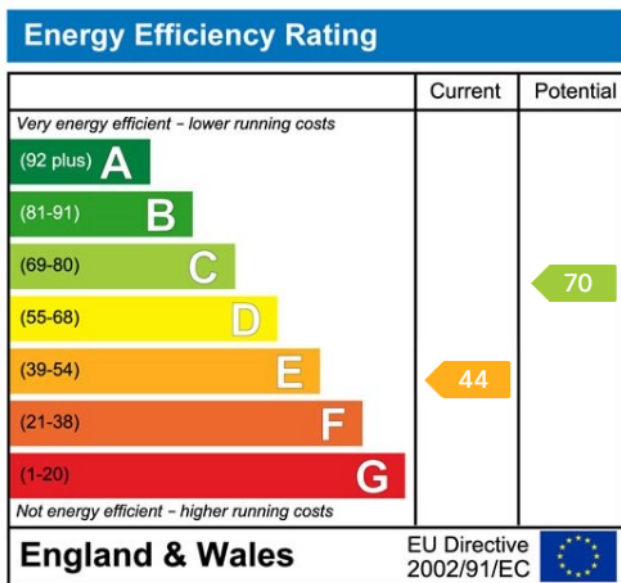
VIEWING By prior appointment with Redferns 01404 814306

OUTGOINGS Council Tax Band D

SERVICES We understand all mains services are connected except gas. LPG central heating.

TENURE Freehold





- Three bedrooms
- Kitchen
- Dining room
- Single garage
- Council Tax band - D
- Living room
- Family bathroom
- Rear garden
- Lovely village location
- EPC Rating - E



Ottery St. Mary
Exeter
Sidmouth

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