

4 Conrad Avenue, Whipton, Exeter, EX4 8DE



A three bedroom semi detached property located in a quiet but convenient location of Whipton with great access to local amenities. The spacious accommodation comprises of Entrance Porch, Entrance Hall, Lounge, Dining Room, Kitchen, Conservatory, Cloakroom, Three First Floor Bedrooms and Shower Room. The property boasts a large, well maintained rear garden and driveway providing parking for three vehicles.

Viewing is highly recommended to appreciate the accommodation on offer, and the property is marketed with no onward chain.

Offers in the Region of £330,000 Freehold DCX01995

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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:

To the Front

Driveway providing parking for three vehicles. Pedestrian access to the front door. Front garden with shingle area and mature shrubs.

Entrance Porch

Accessed via uPVC front door. Hanging space.

Entrance Hall

Accessed via wooden glazed door. Rear aspect frosted glazed decorative windows. Radiator. Doors to the Lounge, Dining Room and Kitchen. Understairs storage cupboards. Stairs to the first floor landing.



Lounge 10' 3" x 10' 9" (3.122m x 3.268m)

Front aspect uPVC glazed bay window. TV point. Telephone point. Picture rail. Radiator. Opening to the:



Dining Room 9' 0" x 12' 0" (2.750m x 3.652m)

Rear aspect uPVC double glazed window. Rear aspect uPVC double glazed doors to the conservatory. Condemned Gas fireplace. Radiator. TV point.



Conservatory

Rear aspect uPVC glazed windows with views over the rear garden. Side aspect uPVC double glazed doors to the rear garden. Storage cupboard. Door to the Cloakroom. Tiled flooring. Wall mounted electric heater.



Cloakroom

Rear aspect window. Low level WC. Pedestal wash hand basin. Tiled flooring.

Kitchen 6' 11" x 8' 6" (2.107m x 2.583m)

Side aspect uPVC double glazed window. Fitted range of eye and base level units with stainless steel sink with mixer tap and single drainer. Integrated electric oven. Four point gas hob. Integrated fridge and freezer. Cove ceiling. Vinyl flooring. UPVC double glazed door to the conservatory and opening to the entrance hallway.



First Floor Landing

Side aspect uPVC double glazed window. Doors to bedroom one, bedroom two, bedroom three and bathroom. Access to the loft void above. Cupboard housing water tank. Radiator.



Bedroom One 10' 5" x 10' 9" (3.181m x 3.268m)

uPVC double glazed bay window. Radiator. Picture rail.



Bedroom Two 10' 5" x 12' 0" (3.171m x 3.645m)

Rear aspect uPVC double glazed window with view over the rear garden. Radiator. Cove ceiling.



Bedroom Three 7' 3" x 8' 6" (2.215m x 2.601m)

Front aspect uPVC double glazed window. Radiator.



Shower Room 6' 9" x 5' 9" (2.060m x 1.761m)

Rear aspect uPVC double glazed frosted window. Three piece suite comprising fully enclosed shower cubicle, low level WC, wash hand basin with storage below. Heated towel rail. Fully tiled walls. Vinyl flooring. Wall mounted mirrored cupboard. Extractor.



Rear Garden

Fully enclosed rear garden by range of panel fencing. Paved seating area. Lawned areas with shrub borders. Mature trees. Wooden shed. 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.

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