

21 Wellwood Gardens, St Thomas, Exeter, EX4 1RH



A spacious and well presented four double bedroom property set over three floors offered to the market with no onward chain. The accommodation comprises of Entrance Hall, Lounge/Diner, Kitchen, Four Double Bedrooms, Family Bathroom and Further Shower Room and Utility Area. The property also benefits from generous outside space perfect for Al fresco dining with views across Exeter, a garage and driveway providing parking for two vehicles.

Viewing is highly recommended to appreciate this spacious and versatile property.

Asking Price £335,000

Freehold

DCX01911

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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 two vehicles and pedestrian access to the front door.

Entrance Hall

Accessed via uPVC double glazed door. Double doors to:



Lounge/Diner

Front aspect uPVC double glazed window. Rear aspect triple sliding uPVC double glazed doors to the raised decked area. Large living and dining areas. Wall lights. Stairs to the lower ground and first floors. Door to the:



Kitchen

Rear aspect uPVC double glazed window. Fitted range of eye and base level units with stainless steel sink and a half with mixer tap and single drainer. Roll edge work surfaces. Part tiled walls. Space for electric oven, fridge and freezer, dishwasher and washing machine. Spot lighting.



First Floor Landing

Stairs to. Doors to Bedroom One, Bedroom Two, Bedroom Three and Bathroom. Cupboard with hanging space and shelving and also houses the boiler. Access to the loft void above.

Bedroom One 10' 8" x 7' 11" (3.25m x 2.41m)

Front aspect uPVC double glazed window with view over the front of the property. Built in large mirrored wardrobes with hanging space and shelving. Spot lighting.



Bedroom Two 11' 9" x 9' 0" (3.58m x 2.74m)

Rear aspect uPVC double glazed window.



Bedroom Three 15' 0" x 9' 8" (4.57m x 2.94m)

Front aspect Velux window. Built in double wardrobe with hanging space and shelving.



Bathroom

Rear aspect frosted uPVC double glazed window. Three piece white suite comprising P shaped bat with shower over, low level WC and pedestal wash hand basin. Fully tiled walls. Wall mounted mirror.



Lower Ground Floor

Stairs to. Storage cupboard. Doors to Bedroom Four and Shower Room. Utility Area. uPVC double glazed door to the rear garden.

Bedroom Four 8' 10" x 7' 10" (2.69m x 2.39m)

Rear aspect uPVC double glaze window with view over the rear garden. Spot lighting.



Shower Room

Rear aspect frosted uPVC double glazed window. Three piece suite comprising of fully enclosed shower cubicle, low level WC, pedestal wash hand basin with storage below. Heated towel rail.

Utility Area

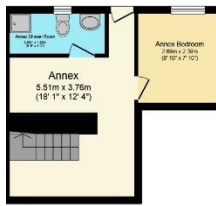
Work surface. Plumbing for washing machine and tumble dryer.

Garage 17' 1" x 8' 4" (5.20m x 2.54m)

Metal up and over door.

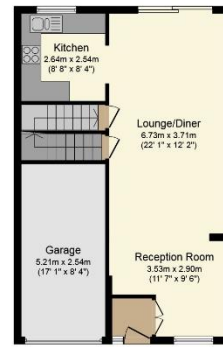
Rear Garden

Private enclosed rear garden by range of panel fencing. Large decked balcony. Stairs to further lawned and patioed areas.



Lower Ground Floor

Floor area 27.4 sq.m. (295 sq.ft.) approx



Ground Floor

Floor area 60.8 sq.m. (654 sq.ft.) approx



First Floor

Floor area 45.2 sq.m. (487 sq.ft.) approx

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.