



WOOLSERY CLOSE, EXETER, EX4 8BN

OFFERS OVER £300,000





A two bedroom semi-detached bungalow offered with no onward chain in the popular area of Whipton. The internal accommodation briefly consists of an entrance hallway, an open-plan kitchen diner, rear extension space and living room, as well as two double bedrooms and a family bathroom. Externally, the bungalow enjoys a well-maintained, enclosed garden to the rear which wraps around the property, a driveway allowing off-road parking and a garage.

The ideal location offers a range of nearby amenities including a doctors' surgery, convenience stores, a post office and various pubs and eateries. Additionally, there are primary and secondary schools and Polsloe Bridge Train Station is just a short distance away. Exeter's city centre is approximately two miles away, providing further entertainment facilities.



#### PROPERTY DETAILS

The front door opens to the entrance hallway which provides access to each of the main internal rooms. The well-proportioned living room enjoys a large window to the front aspect, allowing a good-degree of natural light.

The open-plan kitchen diner is also a good size and contains a range of matching wall and base units with fitted worktops, a tiled splashback and a stainless steel sink and drainer unit with a mixer tap over. Integrated appliances include an oven with a gas hob, plus space for a fridge, freezer and a washing machine. There are also windows to both the side aspects. A door opens into the rear extension which has a pleasant outlook over the garden, with doors leading outside.

The two bedrooms are both doubles, with the master bedroom benefiting from a window to the rear aspect and the second featuring a window to the front aspect.

Finally, the family bathroom comprises a close-coupled WC, a wash basin with a mixer tap over, and a standing shower with sliding glass door. Again two obscure windows allowing light to brighten the room.

**GARDEN** The sizeable enclosed rear garden has the advantage of two large patio area offering an ideal space for outdoor seating. The remainder of the garden includes an area of lawn, along with a wood chip border bringing flowers to life. A gate to the side allows access to the front of the property, side door leading to the garage and the driveway which provides valuable off-road parking.

#### Property Information

Tenure: Freehold. Council Tax Band: C.







Approx Gross Internal Area  
72 sq m / 773 sq ft



Floorplan  
Approx 58 sq m / 629 sq ft

Garage  
Approx 13 sq m / 144 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		