

66 Woodwater Lane, Exeter, EX2 5NP



An extended three-bedroom terraced property offering exceptional potential for buyers seeking a project with plenty of scope to add value. Set in a well-regarded and conveniently located area, this spacious home represents an outstanding opportunity for investors, first-time buyers, or families looking to modernise and transform a home to their own taste. The accommodation benefits from a large lounge, dining room, kitchen, three bedrooms, shower room, rear garden and garage. No onward chain.

Offers in the region of £275,000 Freehold DCX02841

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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:

Entrance Hall

Accessed via a uPVC front door, frost aspect uPVC double glazed window, parquet flooring, telephone point and a part glazed door to the lounge.

Lounge 14' 9" x 14' 3" (4.488m x 4.353m)

Front aspect uPVC double glazed window, gas flame effect fireplace with marble surround, wall lights, television point, stairs to the first floor landing, door to the dining room.



Dining Room 14' 9" x 10' 7" (4.493m x 3.225m)

Rear aspect uPVC double glazed window, understairs storage cupboard and an archway through to the kitchen.



Kitchen 10' 2" x 7' 7" (3.110m x 2.301m)

Dual aspect uPVC double glazed windows, fitted range of eye and base level units with a sink and a single drainer, gas cooker point, plumbing for a washing machine, further appliance space, uPVC part glazed door leads to the rear garden.



First Floor Landing

With doors to bedroom one, bedroom two, bedroom three, bathroom and access to the loft void above.

Bedroom One 15' 11" x 8' 6" (4.861m x 2.586m)

Front aspect uPVC double glazed window, built in wardrobes with hanging space and shelving.



Bedroom Two 8' 6" x 9' 0" (2.601m x 2.746m)

Rear aspect uPVC double glazed window with a view over the rear garden.



Bedroom Three 7' 8" x 6' 0" (2.340m x 1.840m)

Front aspect uPVC double glazed window and a storage cupboard.



Family Bathroom

Rear aspect uPVC frosted double glazed window, three piece white suite, benefiting from a panel enclosed bath, low level WC, wash hand basin, part tiled walls.



Rear Garden

Private enclosed rear garden by a range of paneled fencing, paved seating area, gated rear access to the garage and car park to the rear.



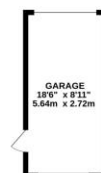
Garage

Metal up and over door.

Front garden

Low maintenance front garden with steps providing pedestrian access to the front door.

GROUND FLOOR
638 sq. ft. (59.3 sq. m.) approx.



1ST FLOOR
366 sq. ft. (34.0 sq. m.) approx.



TOTAL FLOOR AREA - 1005 sq. ft. (93.4 sq. m.) approx.

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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.

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Cookbooks 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.

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Energy performance certificate (EPC)

66 Woodwater Lane EXETER EX2 5NP	Energy rating F	Valid until:	20 November 2035
		Certificate number:	2507-3956-5209-2315-8204

Property type Mid-terrace house

Total floor area 82 square metres

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. 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).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

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

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