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Bennett Square  
Exeter  
EX4 8AZ

Offers in the  
Region Of  
£235,000

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### In brief...

- A SPACIOUS SEMI DETACHED HOUSE
- THREE DOUBLE BEDROOMS
- LARGE LIVING ROOM
- LIGHT OPEN KITCHEN DINING ROOM
- LARGE REAR GARDEN
- OFF STREET PARKING FOR TWO VEHICLES
- BATHROOM & DOWNSTAIRS W.C
- IDEAL FAMILY HOME
- COUNCIL TAX BAND 'B'
- FREEHOLD EPC = ORDERED
- REF: DWE07233





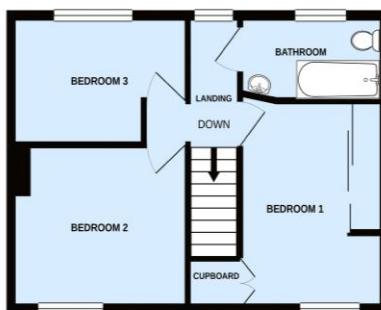
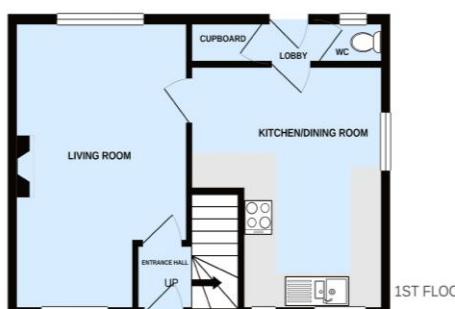
## In more detail....

This spacious and conveniently situated semi-detached house is perfect for first time buyers or young families as it offers generous accommodation with off street parking and a large, level garden. On the ground floor there are two main reception rooms, the first is a double aspect living room with windows to the front and rear. The kitchen/dining room is also a large double aspect room and has been recently modernised to include fitted wall and base units and space for several appliances. A door leads to the rear lobby with access to the garden, a downstairs W.C and storage cupboard. On the first floor are three double bedrooms and a bathroom. Bedroom one has fitted wardrobes and a cupboard over the stairs. Bedroom two is a good sized double room and bedroom three is a smaller double with a window overlooking the rear garden. Externally there is a driveway to the front for two vehicles with side access through to the generous rear

garden which is split into two sections, one area is lawned and the other is a large courtyards with a shed at the far end. Overall, this property represents a fine opportunity to acquire a spacious home with garden and parking, viewing is highly recommended.



### GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### Accommodation:

#### Entrance Hall:

**Living Room:**  
16' 7" x 11' 5" (5.05m x 3.49m)

**Kitchen/Diner:**  
13' 7" x 12' 8" (4.14m x 3.87m)

#### W.C:

#### First Floor Landing:

**Bedroom One:**  
11' 9" x 9' 6" (3.58m x 2.89m)

**Bedroom Two:**  
11' 6" x 8' 11" (3.51m x 2.72m)

**Bedroom Three:**  
11' 6" x 7' 4" (3.5m x 2.23m)

**Bathroom:**  
9' 5" x 4' 5" (2.86m x 1.34m)

#### Outside:

*Off street parking for two vehicles  
Large level rear garden*

### The location...

The property is conveniently situated in a quiet corner in the increasingly popular residential area Whipton close to local amenities and transport links. The local shops are a short walk away and include takeaways and a convenience store. Polsloe Road train station is also nearby giving access to Exeter Central and St. Davids plus the seaside town of Exmouth in the other direction. Exeter City Centre is easily accessible and offers a wide range of amenities from shopping, dining and historical sites including the magnificent Cathedral.

### Directions...

If leaving the city from Sidwell Street head towards the roundabout at the end of the road. Take the second exit for Blackboy Road and continue to the top of the hill and through the traffic lights into Pinhoe Road. Follow the road to the bottom of the hill and under Polsloe Bridge, go through the next set of lights and turn left after the mobility centre into Widgery Road. Continue up the hill and round to the right before taking a left into Bennett Square where the property can be found in the left corner.

**Consumer Protection from Unfair Trading Regulations 2008** We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



### More details from...

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