



38 Whiteway Close, Whimble, Devon
£315,000

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Chartered Surveyors and Estate Agents

SITUATION AND DESCRIPTION

A spacious and well presented modern detached house situated in a convenient level location close to the centre of this thriving East Devon village. Whimble offers an excellent range of local amenities which include 2 pubs, a village hall, shop, Post Office, primary school, parish church and sports clubs which include cricket and tennis. There are peaceful country lanes which offer an almost endless choice for walking and cycling and a railway station connecting with London Waterloo which also gives quick access to the nearby cathedral city of Exeter approximately 9 miles away. Exeter offers numerous entertainment and leisure facilities including a picturesque quayside and the most impressive Princesshay shopping centre. The M5 motorway and Exeter International Airport are both approximately 5 miles away.

The house itself provides versatile accommodation with the benefit of double glazing and central heating. It includes a spacious living room which opens into a dining room overlooking the rear garden, and inner hall with cloakroom and a ground floor double bedroom/study. There is also a well fitted kitchen and adjoining utility room whilst upstairs are 3 further well proportioned bedrooms including a spacious master bedroom suite which includes a shower room and a dressing area. The family bathroom includes an electric shower. The enclosed rear garden is a particular feature and includes a good sized level lawn and a large patio. There is an adjoining single garage and a further area of garden to the side of the house which offers some potential to extend the living accommodation subject to obtaining the necessary local authority consents.

ACCOMODATION

The accommodation with approximate measurements is as follows:

Part glazed front door to

Hall

Coved ceiling; telephone point; radiator; dado rail; cupboard understairs.

Living Room **5.61m x 3.36m (18' 5" x 11' 0")**

Double glazed window to the front; Living Flame gas fire with a marble hearth and an Adams style fire surround. Coved ceiling; 2 radiators; laminate flooring; television aerial point; arch to...



Dining Room **3.16m x 2.72m (10' 4" x 8' 11")**

Double glazed patio doors to the rear garden; coved ceiling; laminate flooring; radiator.

Inner Hall

Radiator; double glazed window

Cloakroom

A white suite comprising a close coupled WC, pedestal wash basin with a tiled splashback; radiator; tiled flooring; extractor.

Downstairs Bedroom 4/Study **3.67m x 3.29m (12' 0" x 10' 10")**

Double glazed window overlooking the garden; hatch to roof space; radiator; large built-in cupboard with a double glazed window.

Kitchen **3.77m x 2.88m max (12' 4" x 9' 5")**

Being a L shaped room featuring a matching range of light oak base and eye level units incorporating 1½ bowl sink unit and roll edge worktops with tiled splashbacks. Built in oven and hob with an extractor over; plumbing for dishwasher; double glazed window to front of house; radiator; archway to...



Utility Room **1.75m x 1.60m (5' 9" x 5' 3")**

Stainless steel sink unit and roll edge worktop with a tiled splashback; light oak base unit; plumbing for an automatic washing machine; radiator; gas central heating boiler; part double glazed door to the rear garden.

Stairs to

Landing

Hatch to roof space; airing cupboard housing a factory sealed hot water cylinder with an immersion heater and slatted shelving; double glazed window; radiator.

Bedroom 1 3.42m x 3.38m (11' 3" x 11' 1")
Double glazed window; radiator; fitted wardrobes with cupboards above; arch to **dressing area** with further built in wardrobes and door to

Ensuite Shower Room
Well appointed with a white suite comprising pedestal wash basin with a tiled splashback; close coupled WC; tiled shower cubicle with an electric shower unit; radiator; frosted double glazed window; extractor.

Bedroom 2 2.80m x 2.80m (9' 2" x 9' 2")
Large built in wardrobe; double glazed window overlooking the rear garden; radiator.

Bedroom 3 3.63m x 2.00m (11' 11" x 6' 7")
Double glazed window overlooking the rear garden; radiator; dimmer switch.

Bathroom
A white suite comprising panelled bath with a tiled surround and electric shower unit over; shower curtain and rail; pedestal wash basin with a tiled splashback; close coupled WC; frosted double glazed window; extractor; radiator.

OUTSIDE
To the rear of the house there is a good sized level enclosed garden which includes an extensive lawn and a large patio area with an outside tap. There is access alongside the house to the front and a further gate giving access to the...



Garage 5.70m x 2.60m (18' 8" x 8' 6")
Security light; power and lighting; additional storage space in the eaves.

TENURE
The house is offered freehold with vacant possession on completion.

SERVICES
Mains water, drainage and electricity are available. There is an LPG central heating system.

COUNCIL TAX
Council Tax Band E

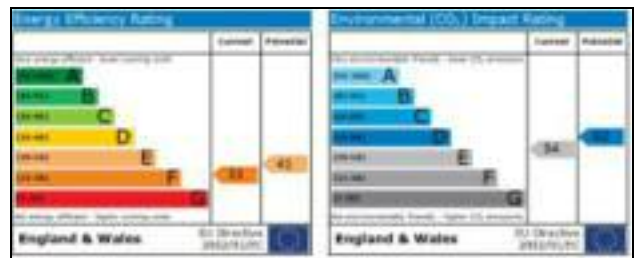
DIRECTIONS
From Exeter drive east along the A30 dual carriageway and exit at the Daisymount turnoff signposted to Whimple. Turn right into the village and proceed past the church and Post Office and under the railway bridge to the mini roundabout with the Thirsty Farmer Public House opposite. A footpath leading to 38 Whiteway Close will be found immediately on the right hand side.

VIEWING
Strictly by prior appointment with the vendor's agent for the attention of Mike Henderson.

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ENERGY PERFORMANCE CERTIFICATE



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Floorplan For Illustrative Purposes Only. Where needed, please note that DREW PEARCE uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact DREW PEARCE.