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£174,950

2 Copperfield Villas, Woodwater Lane, Exeter, EX2 5UF

2 Bedrooms. Lounge Diner. Kitchen. Double Glazing and Gas Central Heating. Front and Rear Gardens. Garage and Parking

2 Bed Clyst Heath

Modern semi-detached house situated in a sought after location within close proximity of Pynes Hill Business Park, local shops and supermarkets, train and bus links and good primary and secondary schools.

Set back from the road in a secluded cul-de-sac situation, the property comprises a lounge diner with access to the rear garden, kitchen, two double bedrooms, bathroom and gardens to the front and rear. The property also benefits from a garage and parking.

Well maintained with gas central heating and double glazing throughout, this property presents an ideal opportunity for first time buyers and investors alike. For sale with no upward chain, internal viewing is highly recommended.

The Accommodation Comprises:

Entrance and Hallway

The front door leads into the hallway of the property where there is access to the kitchen and lounge diner, a coat hanging area, a burglar alarm and a gas central heating radiator.

Kitchen

7' 10" x 7' 10" (2.401m x 2.395m)

Modern, fitted kitchen with a range of base and wall units with work tops and tiled splash back. There is an integrated gas hob, oven and extractor fan, sink and space for a fridge freezer and plumbing for a washing machine. There is a uPVC double glazed window to the front aspect and wall mounted combination boiler.

Lounge Diner

16' 7" x 11' 10" (5.078m x 3.627m)

Good sized lounge diner with uPVC double glazed sliding patio door providing access to the rear garden. This room benefits from a



gas central heating radiator and smoke alarm and there are stairs leading to the first floor.

Stairs and Landing

From the landing there are doors to the two double bedrooms and bathroom and there is also access to the loft.

Bedroom 1

13' 3" x 9' 9" plus Cupboard (4.058m x 2.987m)

Double bedroom benefiting from fitted cupboard and wardrobes as well as a built-in wardrobe with storage space. There is a uPVC double glazed window to the rear aspect with views of the garden and a gas central heating radiator.

Bedroom 2

10' 9" x 6' 9" (3.277m x 2.079m)

Second double bedroom with built-in storage cupboard and gas central heating radiator. There is a uPVC double glazed window to the front aspect with views of the hills and fields on the outskirts of Exeter.

Bathroom

7' 6" x 4' 9" (2.313m x 1.465m)

The bathroom suite comprises a bath with shower attachment, pedestal wash hand basin and low level WC. There is an extractor fan and an obscure uPVC double glazed window to the front aspect.

Front and Rear Garden

There is a garden to the front with a variety of plants, shrubs and a shingle rockery with path leading to the front door. The fully enclosed rear garden is mainly laid to lawn with a patio area and shrubs.

Garage

The property has the added benefit of a single garage with driveway situated to the front of the property.

