



Mansell Copse Walk, Exeter, EX2

£ 515,000

A very well presented three bedroom property on the highly regarded Wyvern Park development, a sought after area within a five minute walk to the RD&E. No Onward Chain.

Winkworth

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In brief;

A very well presented three Bedroom semi-detached property with garage in the highly regarded Wyvern Park development.

The property was built in 2006 by C G Fry, a renowned builder based in Dorset, on land which was formerly part of the Wyvern Barracks. No Onward Chain.

Description;

A welcoming entrance hall gives access to the sitting room, kitchen and dining area and cloakroom.

There is a radiator in the hallway, alarm panel and an understairs storage cupboard.

The bright and airy sitting room benefits from UPVC sash windows with a view to the green space and park to the front of the property, a feature gas fire with stone surround and marble hearth.

The kitchen and dining room stretches across the whole width of the property to the rear. The kitchen has a good range of wall and base units, integrated double oven, gas hob with stainless steel and glass extractor over, stainless steel sink and drainer, integrated dishwasher and plumbed space for a washing machine. Space for free standing Fridge/Freezer. A single UPVC door gives access to the garden.

A separate dining space has room for a good sized table and chairs, there is a radiator and UPVC French Doors leading out into the garden.

The rear garden is currently mainly laid with hard standing and a few flower beds with parking space for four cars. There is an outside tap and an external power point. The single garage for the property has power and a courtesy door from the rear garden.

Upstairs there are three bedrooms and the main bathroom leading off the landing. The main bedroom is a good sized double with fully built in wardrobe storage, en-suite comprising a large shower cubicle, basin and WC and ladder style heated towel rail. The UPVC window has a view to the rear and has a radiator under.

Bedroom two is also a good sized double with UPVC window overlooking the green space and park to the front. Radiator under window.

Bedroom three is a single which could be used as a nursery or home office. A UPVC window has views to the front and a radiator under.

The main bathroom has a bath with shower over and clear shower door, basin with mixer tap and mirrored cabinet over, low level WC and ladder style heated towel rail.

The landing also gives access to the loft hatch.

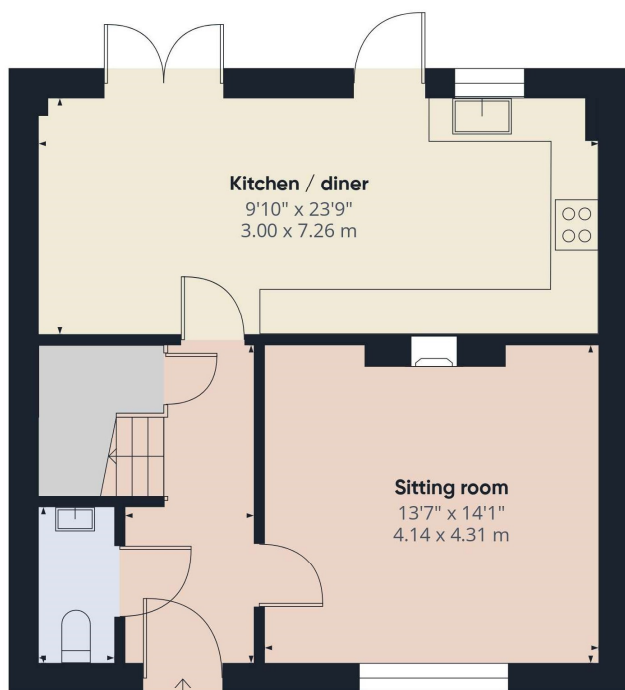


At a Glance...

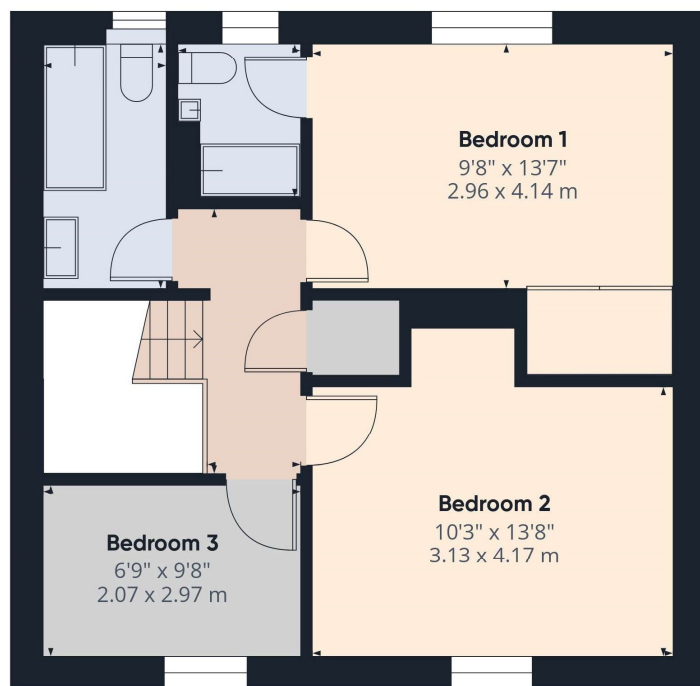
Semi-Detached
Sitting Room
Kitchen with Dining Area
Three Bedrooms
En-Suite to Main Bedroom
Family Bathroom
Downstairs Cloakroom
Enclosed Rear Garden
Parking for Four Cars
Garage with Power
Alarm System
No Onward Chain

PROPERTY INFORMATION:

Freehold
Council tax Band: D
Mains electric, gas, water and drainage
Gas central heating
UPVC double glazing throughout
Broadband - Ultrafast 1800 Mbps-220Mbps
Mobile - good signal inside and out dependant on provider
Residents Permit Parking - Devon County Council



Ground



Floor 1

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

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