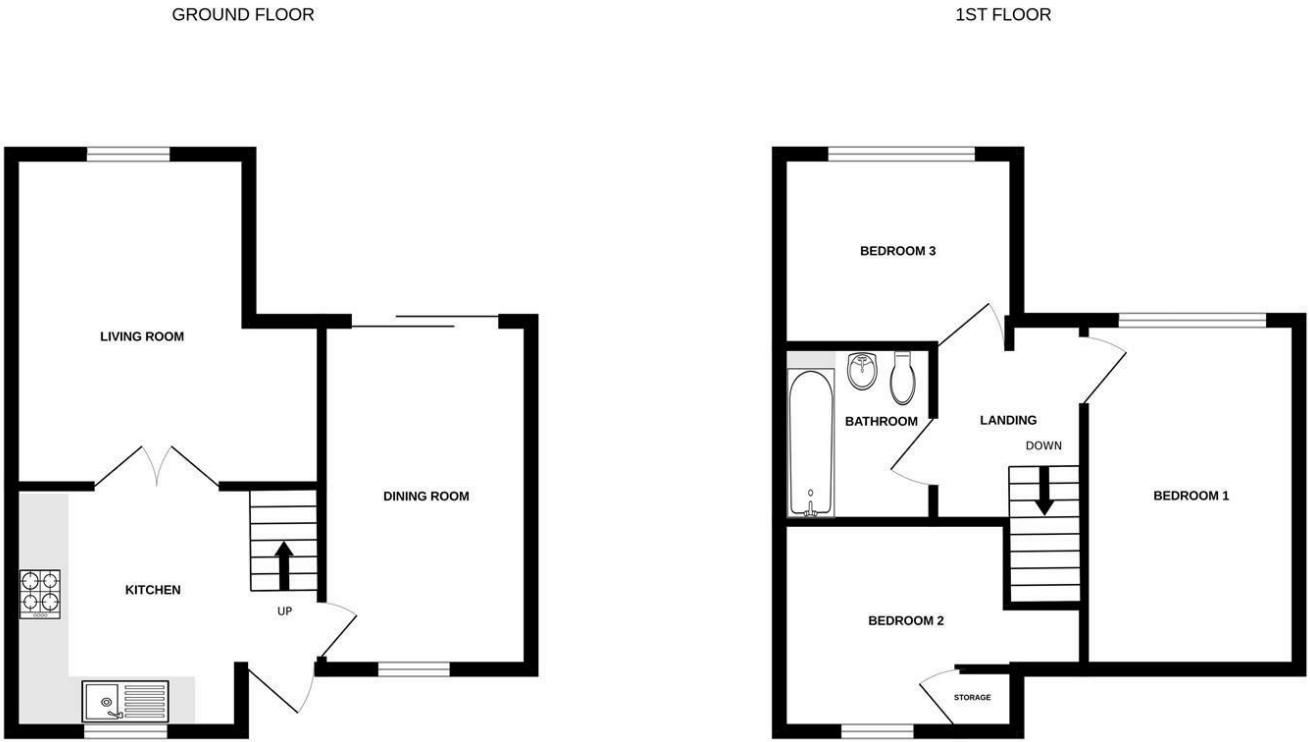




£260,000

FREEHOLD



3 BED HOUSE

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 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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### 45 Bowring Close, Whipton, Exeter, Devon, EX1 3TU

A well presented 3 bedroom family home offered with NO ONWARD CHAIN. The property has a spacious kitchen, living room and dining room on the ground floor. There are 3 bedrooms and a modern bathroom on the first floor. Outside, the driveway has ample parking and there is a level front garden. The rear gardens have a good sized timber decked area and lawn, enclosed by timber fencing, with a variety of mature plants and trees.  
Council Tax Band C EPC Rating C





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Accommodation Comprising

Part obscure PVCu double glazed front door leading to:

Modern Kitchen

3.75m x 2.96m (12'3" x 9'8")  
Double glazed window to the front aspect. The kitchen is fitted with a range of light oak base cupboards, drawers and eye level units. Dark marble effect roll edge work surface with dark tiled splash back. Stainless steel single drainer sink unit with mixer tap, freestanding electric cooker, space for refrigerator and space/plumbing for washing machine. Electric consumer unit. Smoke detector. Stairs to the first floor. Glazed double opening doors to:



Living Room

4.01m x 3.77m (max) (13'1" x 12'4" (max))  
PVCu double glazed window to the rear aspect. Gas central heating radiator. TV aerial socket. Sky TV aerial.



Dining Room

4.25m x 2.53m (13'11" x 8'3")  
Double glazed window to the front aspect. Television aerial point. Gas central heating radiator. Double glazed sliding patio doors to the rear garden. TV aerial socket. Telephone point.



First Floor Landing

Access to roof space. Smoke detector. Doors to:

Bedroom 1

4.25m x 2.70m (13'11" x 8'10" )  
PVCu double glazed window to the rear aspect. Gas central heating radiator.



Bedroom 2

2.87m x 2.33m (9'4" x 7'7")  
PVCu double glazed window to the rear aspect. Gas central heating radiator.

Bedroom 3

3.51m x 2.84m (11'6" x 9'3" )  
Double glazed window to the front aspect. Gas central heating radiator. Built in single wardrobe. Built in cupboard housing the gas central heating boiler. Carbon Monoxide detector.

Bathroom

2.12m x 1.90m (6'11" x 6'2")  
Modern white suite with panelled bath, glazed mini bath screen and Redring shower. Tiled wall surround halfway and fully tiles around the bath. Close coupled W.C.. Wash hand basin with chrome taps. Gas central heating radiator. Extractor fan.



Front Garden

At the front of the property is a level lawn and a paved pathway and driveway, providing parking for 2 cars.

Rear Garden

At the rear of the property there are two timber decked terraces and a large well maintained lawn with a paved pathway, timber garden shed and a gate providing rear access.  
At the end of the rear garden, there is a right of access for the neighbouring property.



Council Tax

C

Area - Whipton

Whipton is an established residential area on the eastern side of Exeter with many local amenities including a small shopping centre, Post Office, local primary and secondary schools and there are excellent bus routes to the city centre.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A		89	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

**Property Misdescriptions Act 1991**  
Whilst Dormans endeavor to ensure the accuracy of these details, the working order of services, fixtures or fittings have not been checked. The Freehold or Leasehold tenure of the property has not been verified and prospective purchasers are advised to ask their solicitor to do so. You must check the availability of a property and arrange an appointment before embarking on any journey to view a property.