



## 55 Woodwater Lane

Exeter, EX2 5JY

**MOTIVATED SELLER - PRICED TO SELL!** An exciting opportunity to acquire this well modernised and spacious 3 double bedroom semi-detached house in popular residential area close to local schools, bus routes, cycle paths, Ludwell Valley Park, convenience store, Wonford Green Surgery, Lidl superstore, local community centre and sports hall. The property comes with a large rear garden (77'3" x 26'6"), is offered in excellent condition and will appeal in particular to first time buyers or those seeking a well placed house for the rental market lying within easy walking distance of the R D & E Hospital. People living in this area can also benefit from unrestricted on street parking and the convenience of being within easy reach of Heavitree shops and park, the city centre and main transport connections with the M5, A.30 and A.38 Plymouth Expressway.

Strong interest anticipated and early viewings recommended.

**Guide Price £269,950**

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- MOTIVATED SELLER, PRICED TO SELL!
- Kitchen
- Gas Central Heating
- Unrestricted On Street Parking
- Spacious Entrance Hall
- 3 Bedrooms
- uPVC Double Glazing
- Lounge/Diner
- Shower Room
- Large Rear Garden (77'3" x 26'6")

## Entrance Hall

11'10" x 4'11" (3.61m x 1.52)

## Rear Garden

77'3" x 26'6" (23.56m x 8.09m)

## Shower Room

8'3" x 5'6" (2.53m x 1.68)

## Parking

## Bedroom 3

10'11" x 10'5" (3.34m x 3.20)

## On The First Floor

## Landing

## Lounge/Diner

17'4" x 10'9" (5.29m x 3.30m)

## Kitchen

10'11" x 8'2" (3.34m x 2.49m)

## Bedroom 1

14'4" x 8'6" (4.37m x 2.61m)

## Bedroom 2/Dining Room



Directions



# Floor Plan

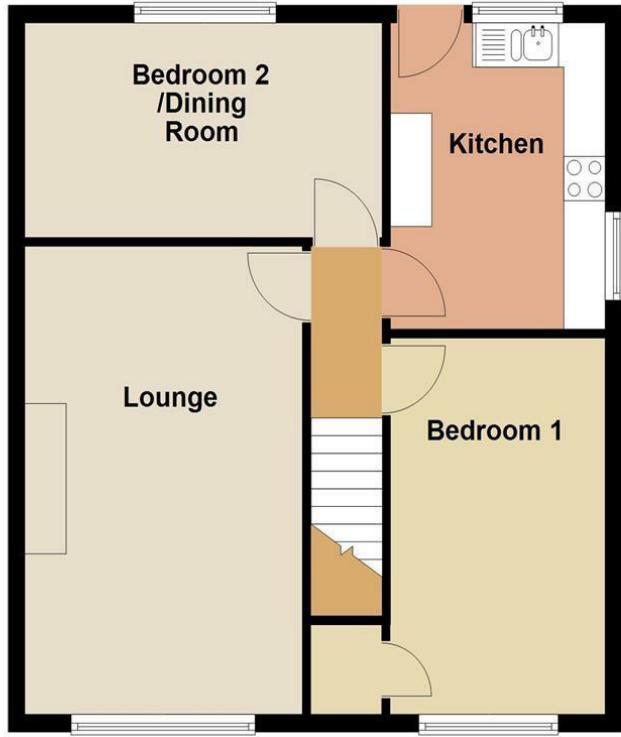


**Ground Floor**

Total area: approx. 77.2 sq. metres (831.2 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.

**55 Woodwater Lane, Exeter**



**First Floor**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (92 plus) A	85
(81-91) B	67
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC