

*** ONLINE VERSION *** | Whipton Village Road, Whipton

OIRO £174,950



DWE2934

Flat

3 Bedrooms

NO CHAIN - A REALLY SPLENDID VERY SPACIOUS AND WELL DESIGNED 3 BEDROOMED HOME, WITH LARGE SUN TERRACE, VIEWS AND SUPERBLY FITTED AND APPOINTED THROUGHOUT. THIS IS A UNIQUE PROPERTY OFFERING VERY GOOD VALUE, IMMEDIATE VIEWING IS ESSENTIAL

* PRIVATE STAIRS AND LANDING * SITTING ROOM * DINING ROOM * ATTRACTIVELY FITTED KITCHEN * THREE BEDROOMS * BATHROOM * EN SUITE SHOWER ROOM * SPACIOUS SUN TERRACE

This superb apartment which occupies the entire first and second floors of this period house has just been fully refurbished by the present owner who has carried out a thorough restoration programme to include the installation of a beautiful fitted kitchen, excellent en suite shower room and a well appointed bathroom. The property includes a good sized sitting room with feature fireplace and with an archway leading to a well proportioned separate dining room. Also on the first floor is a large bedroom complete with en suite whilst on the second floor are two further bedrooms and family bathroom. This unique property also has the added advantage of a spacious roof terrace.

Conveniently located at the centre of Whipton village where there is a whole host of local amenities including a number of shops, a couple of pubs and is also near a bus service to the city centre which is just over a couple of miles away.

DIRECTIONS

From the city centre proceed out along Pinhoe Road passing Polsloe Bridge and then take the fourth turning on the left into Whipton Village Road. The property is then on the left virtually opposite the church hall.

ACCOMMODATION

The accommodation comprises (all sizes are approximate)

COMMUNAL HALLWAY: with front door leading to the apartment where private stairs lead to:-

FIRST FLOOR LANDING: with feature stained glass window. Two radiators. Archway leading to the second floor staircase with cupboard below.

SITTING ROOM: 13' x 11'10 (3.96m x 3.61m) with feature timber fireplace surround and mantel with slate hearth and fitted gas point. Radiator. T.V. point and Virgin broadband connections. Central heating thermostat. Archway to:-

DINING ROOM: 11'10 x 11'2 (3.61m x 3.4m) overlooking the roof terrace and with far reaching views beyond. Radiator. Telephone and T.V. point.

KITCHEN: 13'8 x 8'8 (4.17m x 2.64m) very well appointed with new wood fronted units incorporating inset stainless steel one and a half bowl sink unit with window above overlooking the roof terrace and far beyond and with cupboard beneath and plumbing for both washing machine and a slimline dishwasher. Range of base cupboards, drawers and matching eye level cupboards including fitted wine rack. Inset brushed steel gas hob with oven below and illuminated extractor above. Attractive stone wall tiling. Inset ceiling downlighters. Radiator. Boiler cupboard housing Vaillant wall mounted gas fired central heating boiler. Obscured glazed door leading to the spacious roof terrace.

BEDROOM 1: 11'10 x 11'7 (3.61m x 3.53m) with radiator. T.V. and telephone points.

EN SUITE SHOWER ROOM: beautifully appointed and including an extra large shower cubicle with Mira shower with co-ordinated tiling including stone dado border. Contemporary wash basin with wall mirror above. Electric shaver socket. Low level W.C. Chrome ladder radiator. Inset ceiling downlighters. Stone floor tiling.

SECOND FLOOR LANDING

BEDROOM 2: 17' x 11'9 plus storage recess (5.18m x 3.58m) with feature arched window to side and further roof light. Part sloping ceiling. T.V. and telephone points. Two radiators.

BEDROOM 3: 12' x 11'6 (3.66m x 3.51m) an excellent third bedroom or potential study. Again with part restricted head height. Radiator.

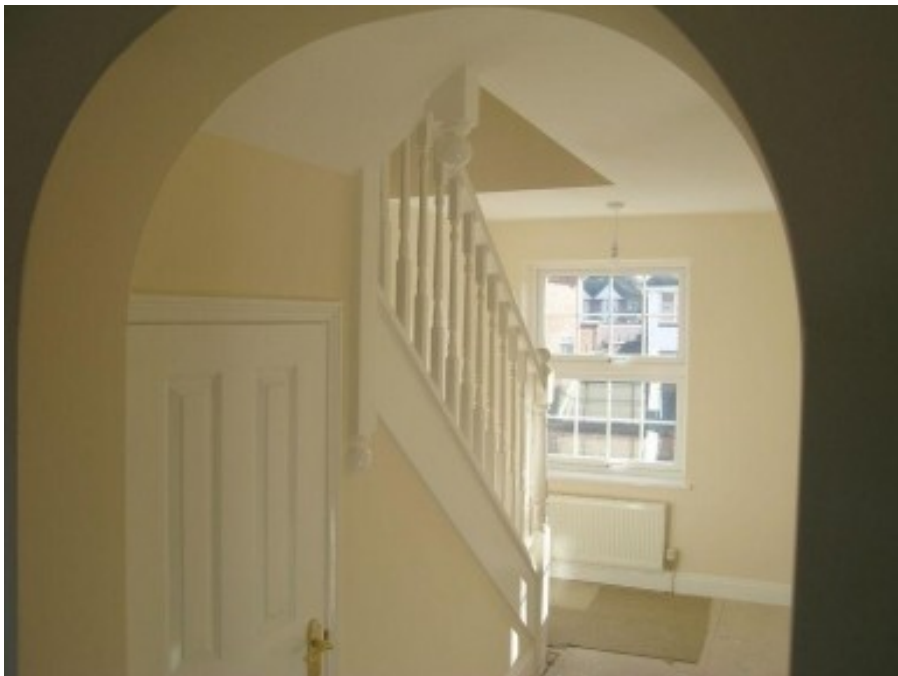
BATHROOM: with white suite of bath with shower above in attractive tiled surround with screen. Pedestal wash basin with wall mirror above and electric shaver socket and striplight. Low level W.C. Chrome ladder radiator. Inset ceiling downlighters.

SPACIOUS ROOF TERRACE: 32'10 x 13'1 (10.01m x 3.99m) Approached via the kitchen: a spacious roof terrace which is surrounded by railings and raised conifer trees which help to add to the privacy.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References

to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.





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