



A well presented extended four bedroom semi detached family home with lounge, dining room, kitchen, utility, garden & parking in the popular village of Whimble, just a short walk from schools, pub, shop and rail links

12 Manley Close | Whimble | Exeter | EX5 2UG





PROPERTY TYPE

Semi Detached House  
Freehold



SIZE

1,076 sq ft



LOCATION  
Village



AGE

1980s to 1990s



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Electric Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Large Garden



EPC RATING

49 (E)



COUNCIL TAX BAND

B



### in a nutshell...

- Overlooking Fields
- Popular Village Location
- Four Bedrooms
- Lounge & Dining Room
- Kitchen & Utility
- Lovely Rear Garden
- Off Road Parking
- Easy access to M5, Exeter & A30
- Local Primary School, Pub & Shop
- Close to Rail Station & Bus Route







## the details...

Check out this semi-detached family home with four bedrooms, parking, and an enclosed rear garden with a hot tub, in a quiet cul-de-sac location in the village of Whimple.

Inside, it is nicely presented with light and neutral décor and feels warm with electric heating and double-glazing throughout.

The accommodation comprises of, on the ground floor, an entrance hall, a spacious dining room with a turning pine staircase to the first floor and plenty of room for a dining table and seating, perfect for a dinner party or a family celebration, a good-sized living room with a fireplace fitted with a flame-effect electric fire, a kitchen with a door to the garden, plenty of cupboard and worktop space, a double-oven, ceramic hob, floorspace for a large American-style fridge/freezer and space with plumbing beneath the worktop for a dishwasher, and a utility room with more worktop and storage space, another sink and plumbing for a washing machine.

Upstairs, there are four light and airy bedrooms, and a family bathroom containing a modern white suite comprising of a bath with a shower and glass screen above, a pedestal basin and a WC.

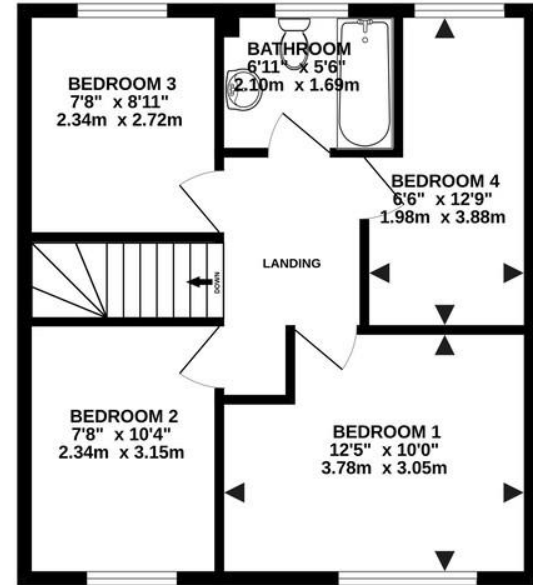
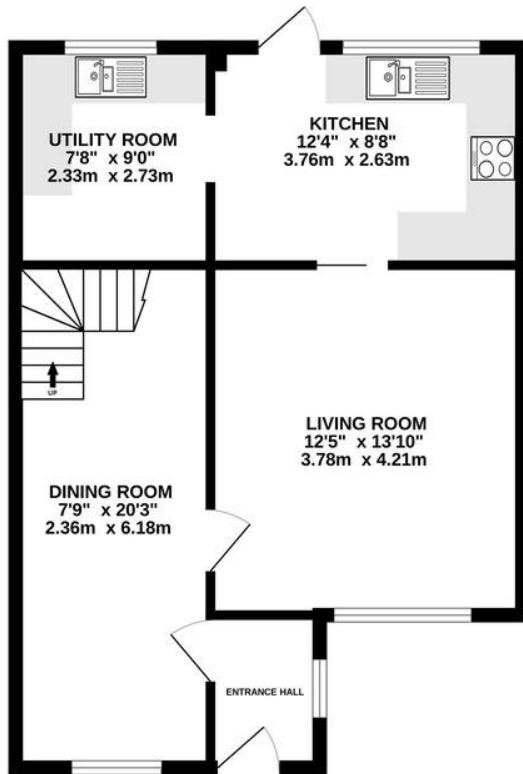
Outside, the rear garden is perfect for entertaining, be it alfresco dining or a barbecue, with a terrace of timber decking, a pergola providing an all-weather space for sharing drinks with friends and family, and a hot tub for unwinding with a glass of something fizzy, and it all backs onto a field.

At the front of the property is a gravel off-road parking area with space for two cars with additional parking available on-road nearby if required.





## the floorplan...



TOTAL FLOOR AREA : 1020 sq.ft. (94.7 sq.m.) approx.

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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## the location...

Whimble is a village and civil parish in East Devon in the English county of Devon, approximately nine miles from the city of Exeter and three miles from the nearest small town, Ottery St Mary. Whimble is large enough to support two public houses, a village shop, Post office and a Church of England primary school. Whimble railway station is on the West of England Main Line from London Waterloo to Exeter. Although the factory lands were sold off for housing in the 1990s, the village is still surrounded by orchards of cider apples and in its heyday boasted the largest cyder apple orchards in the world. Whimble railway station is on the West of England Main Line from London Waterloo to Exeter.

## Shopping

Pint of milk: Whimble Stores 0.2 mile & Co-op 4.4 miles  
Supermarket: Sainsbury's 7 miles

## Relaxing

Beach: Exmouth 13.5 miles  
Park: Slewton Cresent Play Park 0.2 mile  
Pub: The Thirsty Farmer: 0.3 mile

## Travel

Bus stop: Station Road 0.2 mile  
Train station: Whimble 0.3 mile  
Main travel link: M5 6.4 miles  
Airport: Exeter 5.4 miles

## Schools

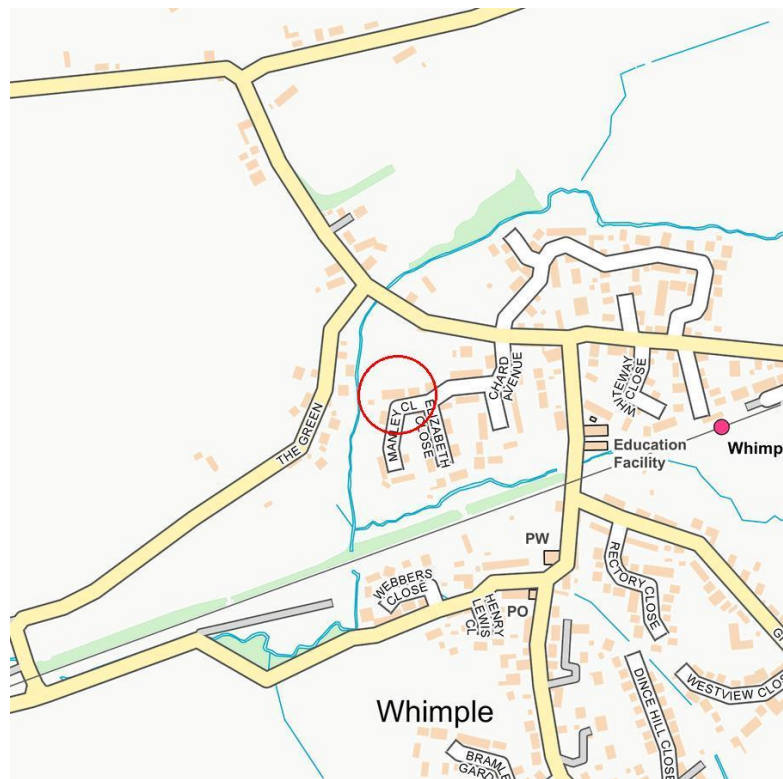
Whimble Primary School: 0.2 mile  
St Martin's C of E Primary & Nursery: 4.4 miles  
Cranbrook Education Campus: 3.7 miles

Please check Google maps for exact distances and travel times.

**Property postcode: EX5 2UG**

## how to get there...

From our office in Cranbrook follow signs for Wimble via London Rd. Turn left onto Church Rd passing Wimble Church. At the roundabout take the first exit onto Broadclyst Rd. At the next roundabout take the first exit onto Chard Avenue, leading onto Manley Close. At the end of the road turn right where the property can be then be found.







Need a more complete picture? Get in touch with your local branch...

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