



18 Mansell Copse Walk, Wyvern Park, Exeter, EX2 5GU

Guide Price £425,000





A well proportioned house occupying an enviable position overlooking the green within in this prestigious development. The property is beautifully appointed throughout with a brand new kitchen and luxury en-suite. The accommodation comprises entrance hall, cloakroom, sitting room and kitchen/dining room with integrated appliances and bi-fold doors to the garden on the ground floor, whilst on the first floor there are three bedrooms, an en-suite and the family bathroom. The rear garden enjoys a southerly aspect with access to the garage and parking. Other benefits include gas central heating and double glazing.





Mansell Copse Walk is well situated for the city centre and only a short walk from a number of excellent private schools including Exeter School, and the Maynard. There are also a number of state schools at all levels together with a red brick University and expanding College. The Royal Devon and Exeter, and Nuffield hospital's are also situated near by. The Cathedral city has a wide range of sports and leisure facilities, theatres, cinemas, museum and a new shopping centre in Princesshay, which is again only a short walk away. Rail links to London Paddington are about 2 hours. Exeter airport is 5 miles away providing regular air services to the UK and international destinations.

#### **Front door to**

#### **Entrance Hall:**

Radiator. Central heating thermostat. Stairs rising to the first floor. Understairs storage cupboard. Karndean flooring

#### **Cloakroom/wc:**

Fitted with a modern matching two piece white suite comprising low level close coupled wc. Pedestal wash basin with chrome mixer tap over and pop up waste. Tiled surrounds. Radiator. Obscure UPVC double glazed sash window. Karndean flooring

#### **Sitting Room:**

**14'2 x 13'7 (4.32m x 4.14m)**

UPVC double glazed sash window with aspect to the green. Stone fire surround with mantle over and matching hearth. Coal effect gas fire. Cable television point. Two radiators. Karndean flooring

#### **Kitchen/Dining Room:**

**23'9 x 9'8 (7.24m x 2.95m)**

Newley fitted with a range of matching wall mounted and base units with quartz worktops over and matching up stands. Inset stainless steel sink with mixer taps over. Induction hob with contemporary hood over. Inset double one. Integrated fridge

freezer and dishwasher Space and plumbing for washing machine. Space for tumble drier. Two UPVC double glazed window with aspect to the rear. Karndean flooring

Dining Room: UPVC double glazed bifold doors to the rear garden. Radiator. Television point. Karndean flooring.

#### **First Floor Landing:**

Hatch to loft space. Radiator. Built in airing cupboard housing pressurised water cylinder and slatted shelving.

#### **Bedroom one:**

**10'9" to wardrobes x 10'2" plus door recess (3.30m to wardrobes x 3.12m plus door recess)**

UPVC double glazed window with aspect to the rear. Radiator. Television point. Excellent range of full height wardrobes with provision for hanging and storage.

#### **En-suite:**

Recently completed with a quality white suite comprising wash



basin with mixer taps over and storage below. Bidet. Low level wc with concealed cistern. Walk-in glazed shower enclosure with chrome shower. Extractor. inset lighting. Mirror fronted bathroom cabinet with light and integral shaver point. Obscure UPVC double glazed window. Grey slate flooring.

#### **Bedroom 2:**

**10'7" x 10'6" to face of wardrobes (3.23m x 3.20m to face of wardrobes)**

UPVC double glazed window with aspect to the front overlooking the green. Radiator. Fitted floor to ceiling wardrobes with provision for hanging and storage cupboards above

#### **Bedroom 3:**

**10'10 x 6'10 (3.30m x 2.08m)**

UPVC double glazed sash window with aspect to the front overlooking the green. Television point. Radiator.

#### **Family Bathroom:**

Fitted with a modern white Porcelanosa suite comprising pedestal wash basin with chrome mixer tap and pop up waste. Low level close coupled wc. Panel bath with shower over in tiled surrounds. Fitted shower screen. Ladder rack towel rail. Obscure UPVC double glazed window. Extractor fan. Recessed lighting.



#### **Outside:**

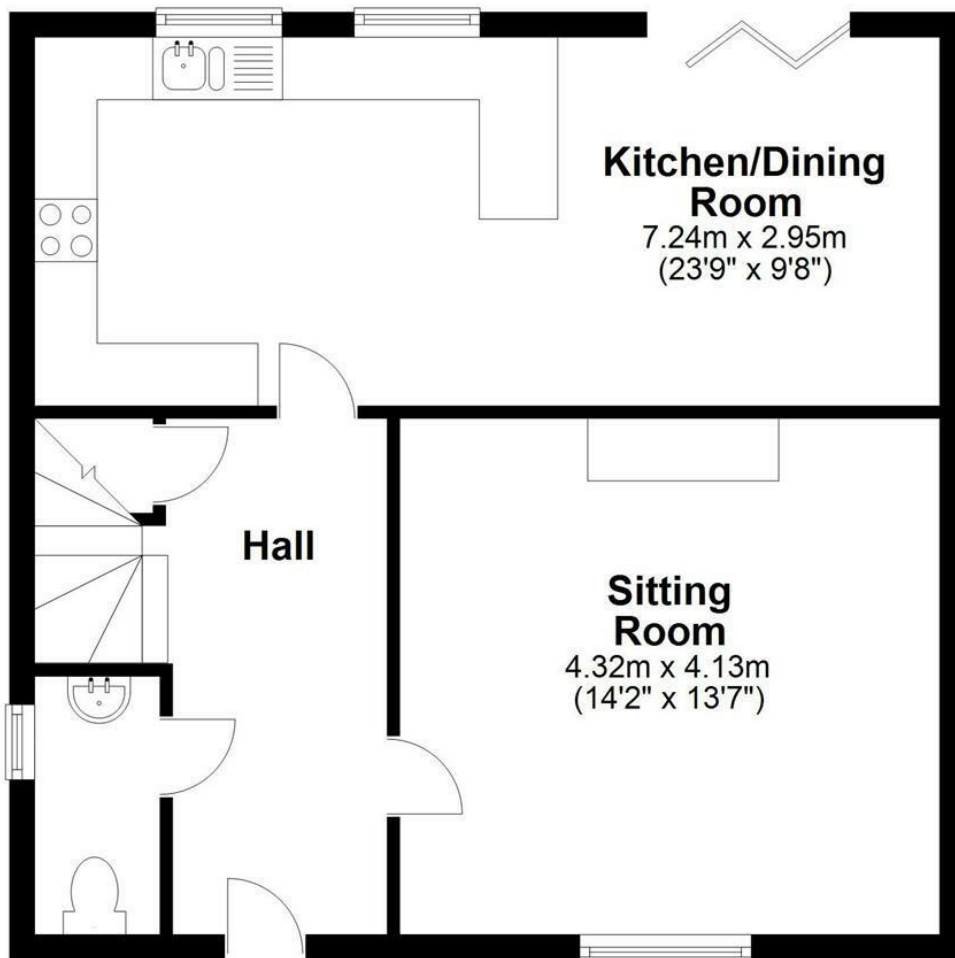
The property has a small frontage with wrought iron rails and gate, gravel area and shrubs. To the rear is an enclosed garden laid mainly to lawn with paved patio area, cold water tap and outside light. A paved path leads to

#### **Garage:**

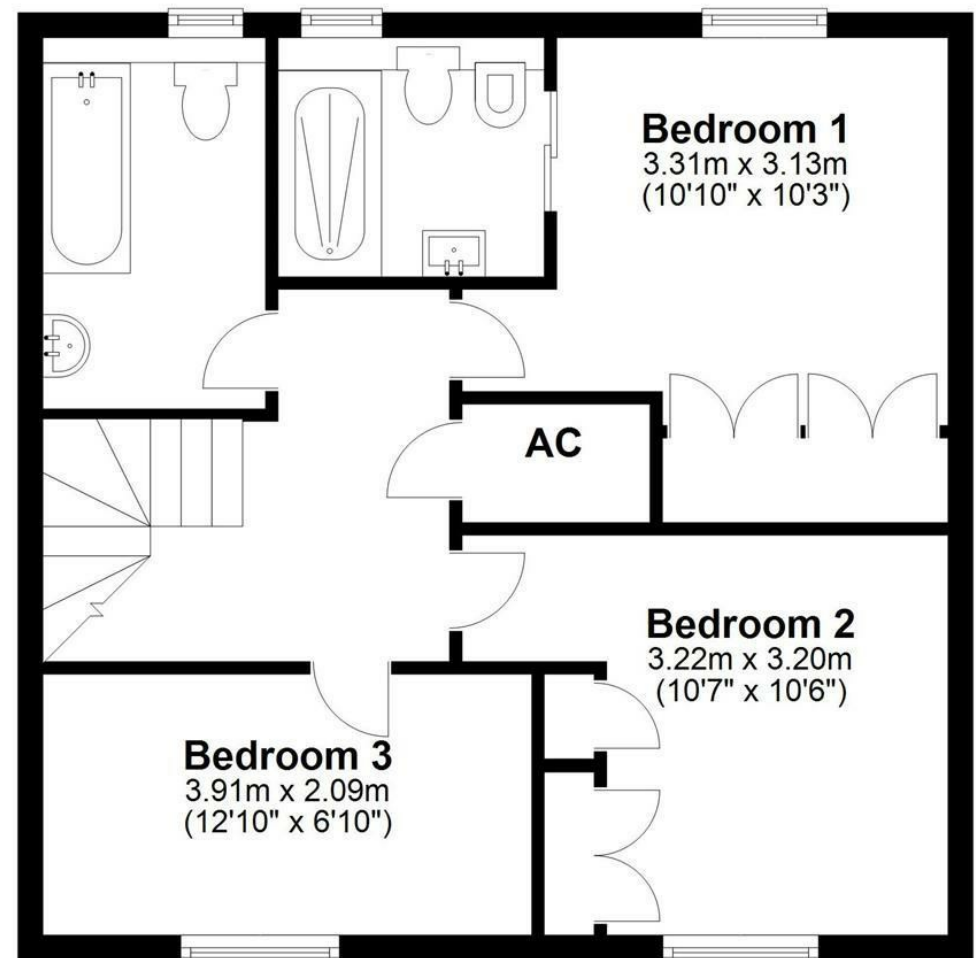
**19'3 x 9'2 (5.87m x 2.79m)**

Part glazed courtesy door. Up and over door. Power and light. Vaulted eaves storage.





**Ground Floor**



**First Floor**

Total area: approx. 103.0 sq. metres (1108.4 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	85

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	71

