



# Robert Williams

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01392 204 800

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£330,000  
Freehold

## Shillingford Road

Shillingford Road  
Exeter  
Devon  
EX2 8UB

A quietly situated detached bungalow located on a private road on the southern fringe of Exeter. Presented in good order throughout, 2 double bedrooms, modern shower room, kitchen, living room, conservatory. South west facing level lawned garden, parking and garage. Solar PV system. NO ONWARD CHAIN.

# The situation...

This attractive bungalow is quietly situated on small private road shared by only three other properties just off Shillingford Road on the edge of Alphington. Alphington was once a village but is now a popular suburb of the county capital, and Cathedral city of Exeter, which still retains much of that village charm and feel. The locality provides local schools, public houses, village hall, shops and a church. Supermarkets are close at hand and there is easy access to the surrounding countryside as well as the A30 and M5. The wider city of Exeter offers all you would expect with excellent shopping, dining and leisure facilities. There are two mainline railway stations giving fast access to London, and Exeter Airport has flights to Europe and beyond.

**Agents Note:** A solar PV system has been installed to the rear roof pitch providing electricity. We understand this is a leased system which can easily be signed over to the new owners on sale.



## Key Points

**Local Authority:** Exeter City Council

**Council Tax Band:** D

**Heating:** Gas central heating

**Services:** Mains Water, drainage, gas, electricity

**EPC Rating:** C

- NO ONWARD CHAIN
- Detached Bungalow
- Quietly Situated on a Private Road
- Popular Area on the Fringe of Exeter
- 2 Bedrooms, 1 Bathroom
- Conservatory, Solar PV
- South West Facing Level Garden
- Garage & Parking



# The Property...

A covered porch is formed between the two large bay windows providing sheltered access to the front door which opens to the hallway with wood effect flooring. The kitchen is to the rear of the property over-looking the garden and has been refitted in recent years with white traditionally styled units and granite effect work surfaces with inset stainless-steel sink. There is a gas hob with extractor and eye level double oven/grill plus space for a washing machine and fridge/freezer. From the kitchen you can access the heated conservatory which in turn leads to the front and rear gardens. The living room is of a good size with plenty of space for sitting and dining furniture. A large bay window gives plenty of light and there is space for an electric fire with wooden surround and mantle. There are two double bedrooms, one to the front with large bay window, and the other overlooking the garden. Both with plenty of space for wardrobes. The bathroom has been relatively recently refitted and is fully tiled with a modern white suite with chrome fittings, corner shower cubicle, wash basin, WC and heated towel rail.

**Outside:** To the front of the property there is parking for two cars and access to the garage, and an area of garden laid with shingle interspersed with shrubs. A metal gate to the side gives access to an area ideal for bin storage and access to the conservatory. The sunny south-west facing rear garden is mostly laid to lawn and privately enclosed by a tall hedge and wooden fence panels. There is a paved terrace, perfect for alfresco dining on sunnier days, and a summer house. A back door gives access to the garage.



# Time to find out more...

Call: 01392 204800

Web: [www.robertwilliams.co.uk](http://www.robertwilliams.co.uk)

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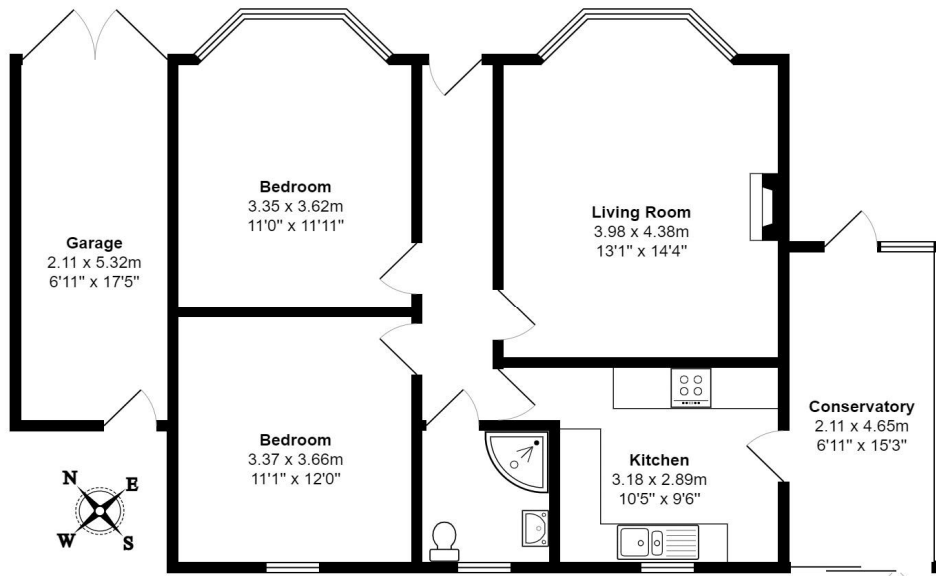


80 agents in the South West



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All measurements are approximate and for display purposes only

Total Area: 78.9 m<sup>2</sup> ... 849 ft<sup>2</sup> (excluding garage)



### Important information / Consumer Protection from Unfair Trading Regulations 2008

The selling 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. References to the Tenure of a Property are based on information supplied by the Seller, as the Agent has not had sight of the title documents. Fixtures and fittings shown in photographs must be assumed not to be included in a sale (the sellers will complete a form detailing all fixtures and fittings that will be included prior to exchange of contracts). A Buyer is strongly advised to obtain verification from their Solicitor or Surveyor on all of these points prior to proceeding with a purchase. Buyers are also strongly advised to check the availability of any property before embarking on any journey to view.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) <b>A</b>		
(81-94) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(48-54) <b>E</b>		
(35-47) <b>F</b>		
(1-34) <b>G</b>		
Not energy efficient - higher running costs		
	78	84
England, Scotland & Wales		