



Exe Vale Road
Exeter
EX2 6LF

Offers in the
region of
£300,000

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In brief...

- A SPACIOUS WELL LOCATED DETACHED 2 BEDROOM BUNGALOW
- GREAT POTENTIAL FOR MODERNISATION AND UPGRADING
- IN A LOVELY LEVEL MATURE WELL STOCKED GARDEN
- LOCATED IN A VERY WELL REGARDED LOCATION IN COUNTESS WEAR
- INCLUDES A GOOD SITTING ROOM AND KITCHEN/BREAKFAST ROOM
- TWO BEDROOMS AND BATHROOM
- GARGAE, PARKING AND GOOD SIZED LEVEL MATURE GARDEN
- REF; DWEO7125 - EPC = E

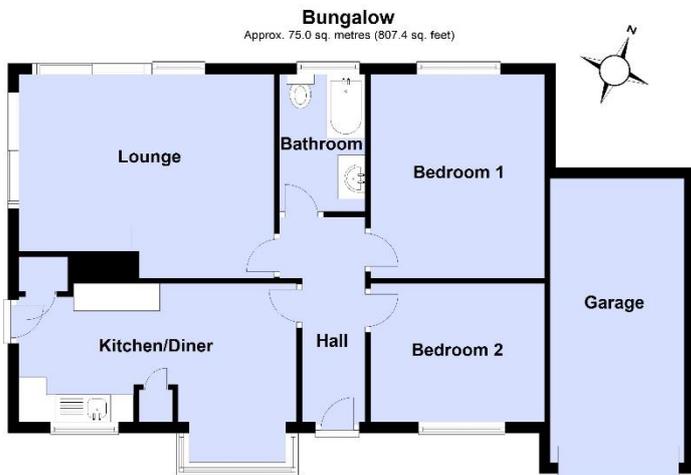


In more detail....

This lovely detached bungalow is believed to be coming to the market now for the first time in about 30 or more years. The accommodation is both spacious and light and has fantastic potential for further enhancement too. Standing on a good sized level corner site the covered entrance porch area gives access to a good sized entrance hall which in turn provides access to the main accommodation. There is a good sized sitting room at the rear with lovely outlooks and access out via double doors to the rear gardens. There is a spacious kitchen breakfast room which has a door out to the gardens. In addition there are two good bedrooms and a good sized shower/bathroom. Outside, a garden at the front sets the bungalow back from the road as well as a short driveway which provides parking and access to the attached single garage. There is a pathway at the front of the bungalow

which gives access to the good sized level mature garden which has well stocked borders and a good sized level lawn as well as an extensive brick paved patio area immediately adjoining the property. Bungalows are becoming more and more difficult to find, especially those in well regarded locations and with nice gardens at a sensible price - this is one such bungalow and it comes to the market highly recommended by the sole agents.

DIRECTIONS:- From the city centre drive east on Topsham Road towards Countess Wear. After approximately 2 miles turn right into School Lane which is well signposted with the Tally Ho! public house. Drive along School Lane for a short distance taking the first turning on the left. Continue into Exe Vale Road, following the road around to the right and the bungalow to be sold will be found almost at the end of the road on the right.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. The 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 can be given. Plan produced using PlanUp.

Room sizes

Entrance Hall:

Sitting Room:

15' 3" x 12' 6" (4.64m x 3.81m)

Kitchen breakfast room:

16' 6" x 10' 9" (5.03m x 3.27m)

Bedroom 1:

12' 3" x 10' 4" (3.73m x 3.15m)

Bedroom 2:

10' 4" x 8' 4" (3.15m x 2.54m)

Bathroom:

8' 4" x 5' 1" (2.54m x 1.55m)

Single Garage & parking:

Good level mature Gardens

The location...

Countess Wear boasts a variety of characterful homes and enjoys a sought-after location to the south-east of the city, midway between Exeter and Topsham. The property is situated just a short walk away from Topsham Road where you will find the nearest bus stop. The King George V playing fields are very nearby, as are walks alongside the beautiful River Exe to Topsham in one direction and Exeter Quay the other, perfect for a stroll / dog walk / bike ride. The area has a community hall and a local public house; The Tally Ho. There is also a petrol station and Beefeater restaurant at the Countess Wear roundabout, which connects up with links to the M5, A38, A380, A30 and A379. Exeter Golf & Country Club is just under a mile away. Royal Devon and Exeter hospital is less than 2 miles away, as is the Tesco Extra superstore and Sandy Park (the Exeter Chiefs ground and David Lloyds leisure centre). Topsham town centre is approx. 2.5 miles distant.



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