



Large plot circa 0.61 acre + Rural Views

OPEN DAY 23RD & 30TH MARCH. CHECK OUT this LARGE PLOT, Rural Views. Rare opportunity to purchase a deceptively spacious, detached bungalow, 4 Bedrooms & one Bedroom annex, on a large, level plot backing onto fields, with a garage, & parking with surrounding gardens. Potential to re-develop, extend or conversion.

London Road | Exeter | EX5 2PY



thoroughly good property agents



PROPERTY TYPE

Detached Bungalow



SIZE

1,561 sq ft



LOCATION

SEMI RURAL / EDGE OF TOWN'S



AGE

1950s, 1960s and 1970s



BEDROOMS

4



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

LPG Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Garden, Large Garden



EPC RATING

24(F)



COUNCIL TAX BAND

E



### in a nutshell...

- Potential for re-development / extension - conversion
- Close to Whimple, Cranbrook & Ottery St Mary
- Easy access to A30, M5 & Airport
- Local Rail Station
- 4 Bedrooms
- 1 Bedroom top floor Annex
- Lots of Parking & Garage
- Main Road Location
- 2 reception rooms & Kitchen Dining





## the details...

### The Bungalow

A rare opportunity to purchase a deceptively spacious, detached bungalow, with four bedrooms, one ensuite, and a one bedroomed annex, on a large, level plot backing onto fields, with a garage, surrounding gardens, and ample parking, conveniently located near to local shops, and with easy reach of a railway station, Exeter Airport, the A30 and the M5.

Inside, this wonderful property is well presented throughout with light and neutral decor and feels warm and welcoming with LPG central heating and double-glazing.

The accommodation briefly comprises, on the ground floor, an entrance hallway with doors to all principal rooms, a kitchen/breakfast room with a fitted kitchen that has loads of worktop and cupboard space, space for white goods, and a combi boiler that provides the central heating and hot water on demand, a utility room with a worktop and plumbing for a washing machine, a generously-sized living room with a brick fireplace and electric fire that makes a lovely focal point for the room, a separate dining room, perfect for a dinner party or family celebration, and four bedrooms, two doubles and two singles, the main bedroom having sliding patio doors to the garden, and saloon-style doors to a beautiful ensuite shower room. A bathroom completes the ground floor with a bath, a WC and a basin, and a door from the utility room leads into a rear lobby where there is a back door, and a staircase rising to the first floor where there is a one bedroomed apartment with vaulted ceilings and skylights providing plenty of natural light, perfect for a family member requiring independence, comprising a kitchenette with a sink worktops, and storage, a lounge, a bathroom and dressing room, and a double bedroom with two gable windows.

Outside, a gated entrance leads onto the gravel driveway where there is plentiful parking, leading to the oversized garage, with extensive, level, manicured lawns with beautifully maintained beds and borders of shrubs, plants, bushes, and ornamental trees. A paved terrace skirts two sides of the property, creating a wonderful private venue for entertaining, be it alfresco dining, a barbecue, or drinks with family and friends, and with fabulous views over the neighbouring countryside. There is also a shed, a greenhouse, and a bulk LPG cylinder.

Circa 0.61 acre plot

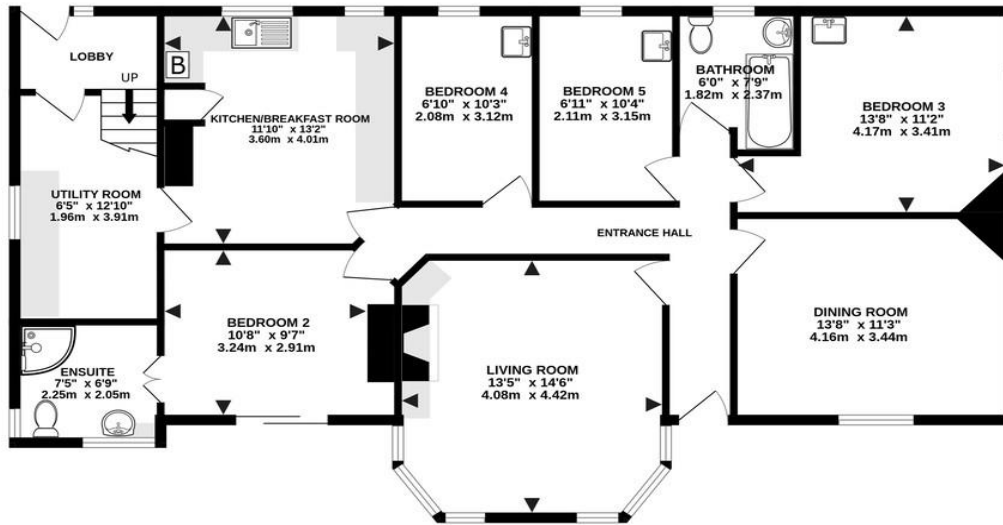
A viewing is essential to fully appreciate all that this wonderful property has to offer.

Tenure: Freehold

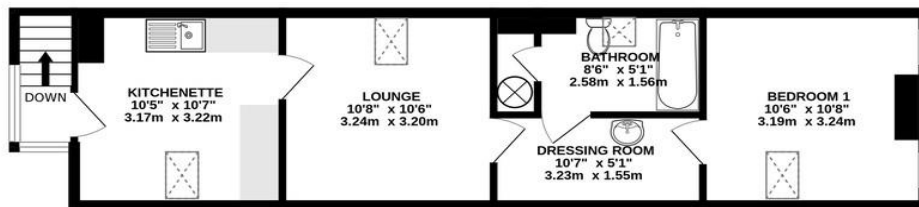
Council Tax Band E

the floorplan...

GROUND FLOOR  
1227 sq.ft. (114.0 sq.m.) approx.



1ST FLOOR  
483 sq.ft. (44.9 sq.m.) approx.



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

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## the area...

The popular new town known as Cranbrook is located just a short distance away as are the Villages of Whimble & Rockbeare. on the outskirts of the historic city of Exeter, East Devon. Cranbrook has local shops along with a doctor's surgery, pharmacy and a highly regarded primary school & secondary education campus. There is also a new developing Town Centre and Supermarket. Excellent commuting links with Exeter Airport and the M5 Motorway & A30 bypass only a short drive away. Cranbrook also has the benefit of its own railway station as does Whimble, connecting to the city centre and London. There are local schools nearby, shops, amenities & the Town Of Honiton. Lovely Countryside surrounding, plenty of walks and good pubs and Exmouth & Sidmouth beaches within an hour.





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

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