



86 Nadder Park Road Higher St Thomas, Exeter, EX4 1NX

Nestled in the charming area of Higher St Thomas, this well appointed detached bungalow offers a perfect blend of comfort and convenience. The property features 2 well-proportioned bedrooms, making it an ideal choice for small families, couples, or those seeking a peaceful retreat.

A front entrance hall provides a practical arrangement and the lounge/dining room offers a generous and welcoming space, perfect for relaxation or entertaining guests with views across nearby fields. The bungalow also benefits from a modern kitchen and shower room plus the home comforts of gas central heating and uPVC double glazing. A long driveway provides off road parking for up to three vehicles and vehicular access to sizeable single garage. Outside, the property comes with well presented garden frontage and a low maintenance rear garden with shed.

One of the standout features of this property is its enviable location adjacent to the Barley Valley Nature Reserve. This proximity allows for easy access to beautiful green spaces, perfect for leisurely walks or enjoying the tranquility of nature right on your doorstep.

With no onward chain, this property presents a straightforward opportunity for prospective buyers. Whether you are looking to downsize, invest, or find your first home, this property is a must-see. Embrace the chance to make this charming bungalow your own in a sought-after area of Exeter.

Guide Price £315,000

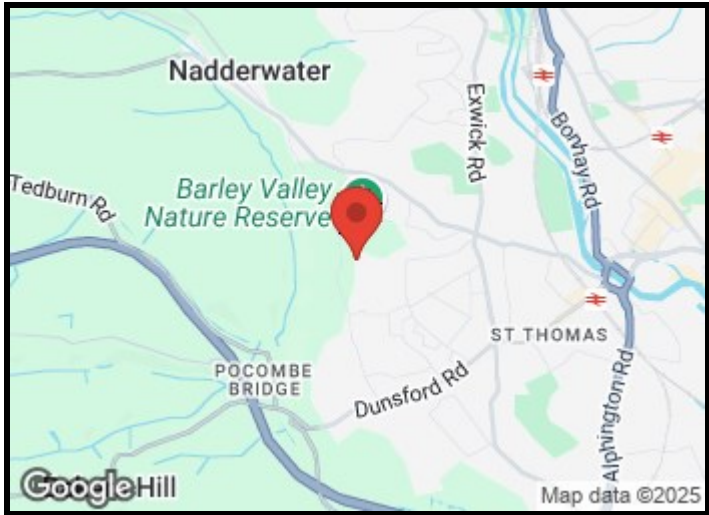
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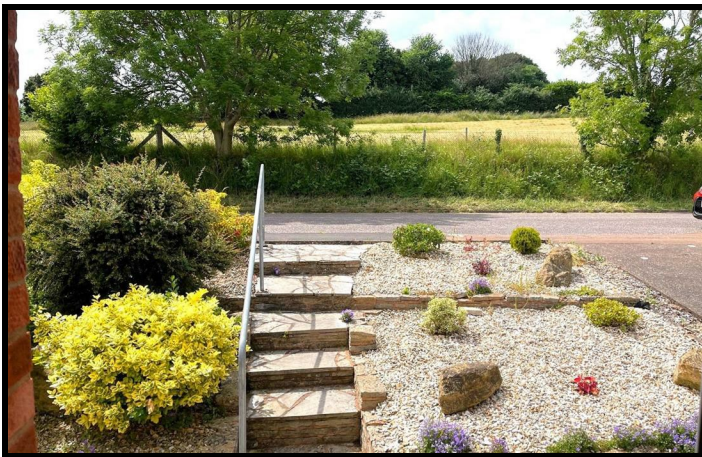
- *NO ONWARD CHAIN*
 - TWO DOUBLE BEDROOMS
 - LOW MAINTENANCE GARDENS,
 - SITUATED NEXT TO BARLEY VALLEY NATURE RESERVE
- LOUNGE/DINING ROOM
 - MODERN SHOWER ROOM
 - SIZEABLE SINGLE GARAGE
- MODERN KITCHEN
 - uPVC DOUBLE GLAZING & GAS CENTRAL HEATING
 - OFF ROAD PARKING FOR UP TO 3 VEHICLES

Entrance Hall	Garage
7'4" x4'10" (2.25m x1.48m)	18'0" x 8'3" (5.51m x 2.53m)
Lounge/Diner	Off Road Parking - up to 3 vehicles
15'10" x 12'0" (4.83m x 3.67m)	
Kitchen	
10'3" x 7'3" (3.13m x 2.21m)	
Inner Hall	
Bedroom 1	
13'0"* x 8'11" (3.97m* x 2.73m)	
Bedroom 2	
10'5" x 8'7" (3.20m x 2.63m)	
Shower Room	
6'2" x 6'2" (1.89m x 1.89m)	
Gardens	



Directions





Floor Plan



Total area: approx. 71.7 sq. metres (772.0 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.

86 Nadderpark Road, Exeter

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