



Connells

Topsham Road
Exeter

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Exeter EX2 6AN



Property Description

Discover this charming three-bedroom detached bungalow, perfectly situated with convenient off-road parking and a spacious garden, ideal for outdoor enthusiasts. This property offers easy access to Exeter city centre, making it an excellent choice for those who enjoy urban living with a touch of tranquillity. While the bungalow is in need of some renovations, it presents a fantastic opportunity to personalise and create your dream home. With its potential and prime location, this is a rare find not to be missed!



Entrance Hall

Double glazed obscured front door.

Living Room

15' 10" x 12' (4.83m x 3.66m)
Double glazed front and side aspect windows,
fireplace with gas fire, wall mounted radiator.

Dining Room

12' 9" x 10' 10" (3.89m x 3.30m)
Double glazed rear aspect window, storage
cupboard, airing cupboard, wall mounted
radiator.

Kitchen

11' 1" x 10' 5" (3.38m x 3.17m)
Double glazed front and side aspect windows,
double glazed obscured door to side, wall and
base units, work surfaces, gas cooker point,
plumbing for washing machine and dish
washer, vinyl flooring, wall mounted radiator.

Ground Floor Bathroom

Double glazed obscured rear aspect window,
bath with shower attachment, low level toilet,
wash hand basin, tiled, extractor fan.

Ground Floor Bedroom 3

11' 5" x 8' 8" (3.48m x 2.64m)
Double glazed rear aspect window, under
stairs cupboard, wall mounted radiator.

Bedroom 1

15' 1" max x 10' 6" max (4.60m max x 3.20m
max)
Double glazed rear aspect window, wall
mounted radiator.

Bedroom 2

11' 4" max x 11' 4" max (3.45m max x 3.45m
max)
Double glazed rear aspect window, wall
mounted radiator.

Eaves Storage

Front aspect window, boarded, boiler.

Wc

Double glazed obscured rear aspect window,
low level toilet, wash hand basin.

Outside

Large lawn, green house, shed, flower beds,
car port. large outbuilding.

Agents Note 1

There is an easement on the title, please
enquire with the branch.

Agents Note 2

It is our understanding that the property is not
registered at the Land Registry which is the
case with a significant proportion of land
across England and Wales. Your
Conveyancer will take the necessary steps
and advise you accordingly.





To view this property please contact Connells on

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8-9 South Street
 EXETER EX1 1DZ

EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/EXR316295



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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