



**Connells**

Summer Lane  
Exeter



# Summer Lane Exeter EX4 8BZ



## Property Description

*Inside the property boasts a welcoming entrance leading through to the heart of the home. The extended lounge enjoys an abundance of natural light and looks out onto the rear garden. The dining room is a versatile space that could easily be used as a study or additional living area.*

*The modern bathroom is unusually spacious, offering both a bath and separate shower, making it ideal for everyday comfort and convenience. To the front a private driveway provides ample parking, while the rear garden has been lovingly maintained and thoughtfully designed with various zones to enjoy, including a summerhouse with decked area, a patio perfect for alfresco dining and a lawned section ideal for families or gardeners.*

*This is a rare opportunity to acquire a detached bungalow in this desirable part of Exeter, with the added bonus of great outdoor space and flexible internal accommodation.*

Entrance Hall

Double glazed obscured door to front, wall mounted radiator.

Dining Room

10' 9" x 11' 2" ( 3.28m x 3.40m )  
Double glazed side aspect window, picture rail, wall mounted radiator. Square arch to...

Living Room

10' 10" x 15' 1" ( 3.30m x 4.60m )  
Double glazed windows to rear and either side, double glazed patio doors to side, wall mounted radiator.

Kitchen

13' 4" x 9' 2" ( 4.06m x 2.79m )  
Double glazed rear aspect window and door, wall and base units, work surfaces, loft access, tiling, sink unit, gas cooker point with extractor over, double glazed side aspect sealed unit, built-in fridge, built-in dish washer.

Utility Room/ Bedroom 3

10' 6" x 5' 2" ( 3.20m x 1.57m )  
Double glazed side aspect window, plumbing for washing machine, space for tumble dryer, work surfaces, wall mounted radiator.

Bathroom

Double glazed obscured side aspect window, corner bath, low level toilet, wash hand basin,

tiling, shower cubicle with electric shower, heated towel rail.

Bedroom 1

13' 2" max into bay x 10' 6" max ( 4.01m max into bay x 3.20m max )  
Double glazed front aspect square bay window, fireplace, picture rail, wall mounted radiator.

Bedroom 2

11' 1" to front of wardrobe x 10' 2" into bay ( 3.38m to front of wardrobe x 3.10m into bay )  
Double glazed front aspect square bay window, built-in wardrobes with cupboards above, wall mounted radiator.

Front Garden

Lawned garden with flowers and shrubs.

Rear Garden Shed

11' 5" x 5' 4" ( 3.48m x 1.63m )  
Used as a gym.

Rear Garden

Two further sheds, patio area, outside tap, lawned area, summer house with decked area, trees, shrubs and flowers, all enclosed by fencing, gate to side access. Gate to other side with access to driveway parking for 2/3 cars.

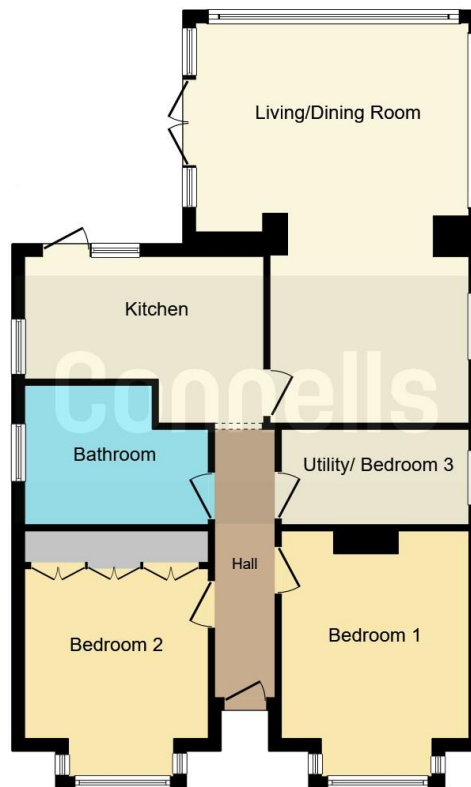












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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

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