



**Connells**

Vinnicombes Road  
Stoke Canon Exeter



## Property Description

*Step inside to find a bright and spacious living area, 2 bedrooms, a modern kitchen which leads into a light and bright conservatory and a family bathroom all arranged over a practical single level, large windows and doors throughout invite natural light, creating a warm and welcoming atmosphere.*

*Outside the property truly shines, set within beautiful, well maintained gardens, the outside space is perfect for enjoying summer days, gardening or relaxing in peace. A private driveway offers ample off road parking and leads to a convenient attached garage, ideal for additional storage or workshop use. This lovely bungalow offers a rare opportunity to enjoy village life with all the benefits of nearby city amenities.*

## Entrance Hall

Double glazed obscured door to front, loft access with pull down ladder, wall mounted radiator.

## Living Room

18' 8" x 14' 3" ( 5.69m x 4.34m )

Two double glazed rear aspect windows, two double glazed patio doors to rear, two wall mounted radiators.

## Kitchen

7' 7" x 8' 10" ( 2.31m x 2.69m )

Wall and base units, work surfaces, electric cooker point with extractor over, space for fridge freezer, stainless steel sink unit, tiling.

## Conservatory

8' 8" x 10' 2" ( 2.64m x 3.10m )

Double glazed side aspect patio doors, double glazed rear and side aspect windows, wall mounted radiator.

## Bedroom 1

11' 10" x 10' 5" max ( 3.61m x 3.17m max )

Double glazed front aspect window, storage cupboard, wall mounted radiator.

## Bedroom 2

9' 1" x 8' 9" ( 2.77m x 2.67m )

Double glazed front aspect window, storage area, wall mounted radiator.

## Bathroom

Bath with electric shower over, low level toilet, wash hand basin, extractor fan, wall mounted radiator.

## Outside

Rear garden with patio area, lawned garden, flower beds, shed, wildlife pond, all enclosed. Driveway parking to...

## Garage

14' 9" x 8' 9" ( 4.50m x 2.67m )

Double glazed obscured rear aspect window, up and over door, boiler, power and light.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: D    Council Tax  
 Band: C

Tenure: Freehold

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