



**Connells**

Brookside Crescent  
Exeter



# Brookside Crescent Exeter EX4 8NE



## Property Description

*Located in a desirable residential area in Whipton, this extended three bedroom bungalow presents a fantastic **NO CHAIN** opportunity for those seeking a home with renovation potential. Situated on a generous plot with a large garden, the property offers a well-balanced blend of internal space and outdoor living, ideal for buyers looking to personalise a property to their own taste.*

*Internally, the bungalow features a bright and airy hallway leading to a generously sized living room and a separate kitchen fitted with a small breakfast bar. A further family shower room and a bedroom with built in wardrobes are located off the hallway. A garden room to the rear provides a useful utility area and direct access to the rear garden. The accommodation includes three bedrooms, offering flexibility for families, downsizers, or those needing a home office or guest room. Externally, the property boasts a large rear garden with established planting, featuring a decked area at the bottom and a paved patio for entertaining. A garage provides secure parking or storage, and the front of the property includes additional garden space as well as driveway parking.*

*The property is within easy reach of local amenities, public transport links, and well-regarded schools. With excellent renovation potential and no onward chain, this is a rare chance to acquire a bungalow with both character and scope in a prime location.*

## Entrance Hall

Double glazed front aspect window, two wall mounted radiators.

## Living Room

10' 3" x 14' 9" ( 3.12m x 4.50m )

Double glazed front aspect window, electric fireplace, wall mounted radiator.

## Kitchen

8' 5" x 8' 2" ( 2.57m x 2.49m )

Double glazed side aspect window, wall and base units, work surfaces, 1 1/2 bowl stainless steel sink unit, space for electric oven, breakfast bar. Archway through to...

## Garden Room

5' x 16' 5" ( 1.52m x 5.00m )

Double glazed rear aspect window, double glazed door to rear garden, sealed unit to rear, space for washing machine and tumble dryer, wall units, work surfaces, wall mounted radiator.

## Ground Floor Bedroom 3

13' 7" x 10' 4" max ( 4.14m x 3.15m max )

Double glazed rear aspect window, built in wardrobes, wall mounted radiator.

## Shower Room

Double glazed obscured side aspect window, shower cubicle, low level toilet, wash hand basin, tiled, wall mounted radiator.

## Bedroom 1

19' 1" x 10' 5" max ( 5.82m x 3.17m max )

Two double glazed rear aspect Velux windows, wall mounted radiator.

## Bedroom 2

15' 8" x 9' 4" ( 4.78m x 2.84m )

Two double glazed front aspect Velux windows, loft hatch, wall mounted radiator.

## Rear Garden

Established rear garden with mature shrubs, decked area, patio, side access to garage/drive.

## Garage

8' 2" x 15' 10" ( 2.49m x 4.83m )

Up and over door.

## Agents Note

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















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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