



West Ley, Upton Pyne, EX5 5HY

Guide Price **£475,000**

West Ley

Upton Pyne, Exeter

- Wonderful detached, 2 bedroom bungalow
- Between Upton Pyne and Newton St Cyres
- Huge potential to extend up or out (stp)
- 0.3 acre plot including gardens and parking
- Only 10 minutes into Exeter
- Incredible views over fields
- Parking for motor home/caravan
- Standard construction
- Oil fired central heating

Located on a quiet country lane, just outside of the pretty Mid Devon village of Upton Pyne, this is semi-rural living with plenty of scope. Being only 10 minutes from Exeter, it's the perfect balance of a rural retreat without being isolated. There are other properties dotted around, and the local equestrian centre offers livery for those keen to have horses nearby. The views are really special and with a 0.3 acre plot, there's lots of room to enjoy an outdoor focused home life. Although a little dated in places and with a few jobs to sort, the bungalow occupies an enviable position and would be worth the investment in improving/enlarging to make the most of it.

The bungalow is a standard brick build, believed to date back to the 1950's and is cavity wall construction under a tiled roof. Much of the infrastructure is as original and will require some updating (ask agents for more details) but it's likely that a new owner will want to alter and improve so





these jobs will fall into the scope of planned works. However, it does already offer a surprisingly spacious floorplan with 2 double bedrooms (one with en-suite), a large living room, dining room, kitchen, utility and family bathroom, plus a separate WC facility. There's a garage too with a workshop to the rear. It has been well looked after but it's ready for the next chapter.

Outside, the plot extends to 0.3 acres and with two driveways in, it offers a great deal of flexibility. The main drive gives access to gated off-road parking and leads to the garage, whilst the second drive gives additional parking for a motorhome or caravan should it be required. The gardens are well established with colour and cover during the spring and summer. There's room to grow too with raised beds at the rear providing vegetable beds. The lawns and paving areas have the countryside views too. To the bottom of the garden, former stables (now workshop and stores) give additional hobby or storage space and although these will need some attention, the fundamentals (and footprints) are there.

This is a wonderful home, one that offers room to expand and in a glorious location and definitely deserves a closer look.



Buyers' Compliance Fee Notice

Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Please see the floorplan for room sizes.

Current Council Tax: Band E – East Devon

Approx Age: 1950's

Construction Notes: Standard

Utilities: Mains electric, water, telephone

Drainage: Private Drainage (septic tank)

Heating: Oil fired central heating

Listed: No

Conservation Area: No

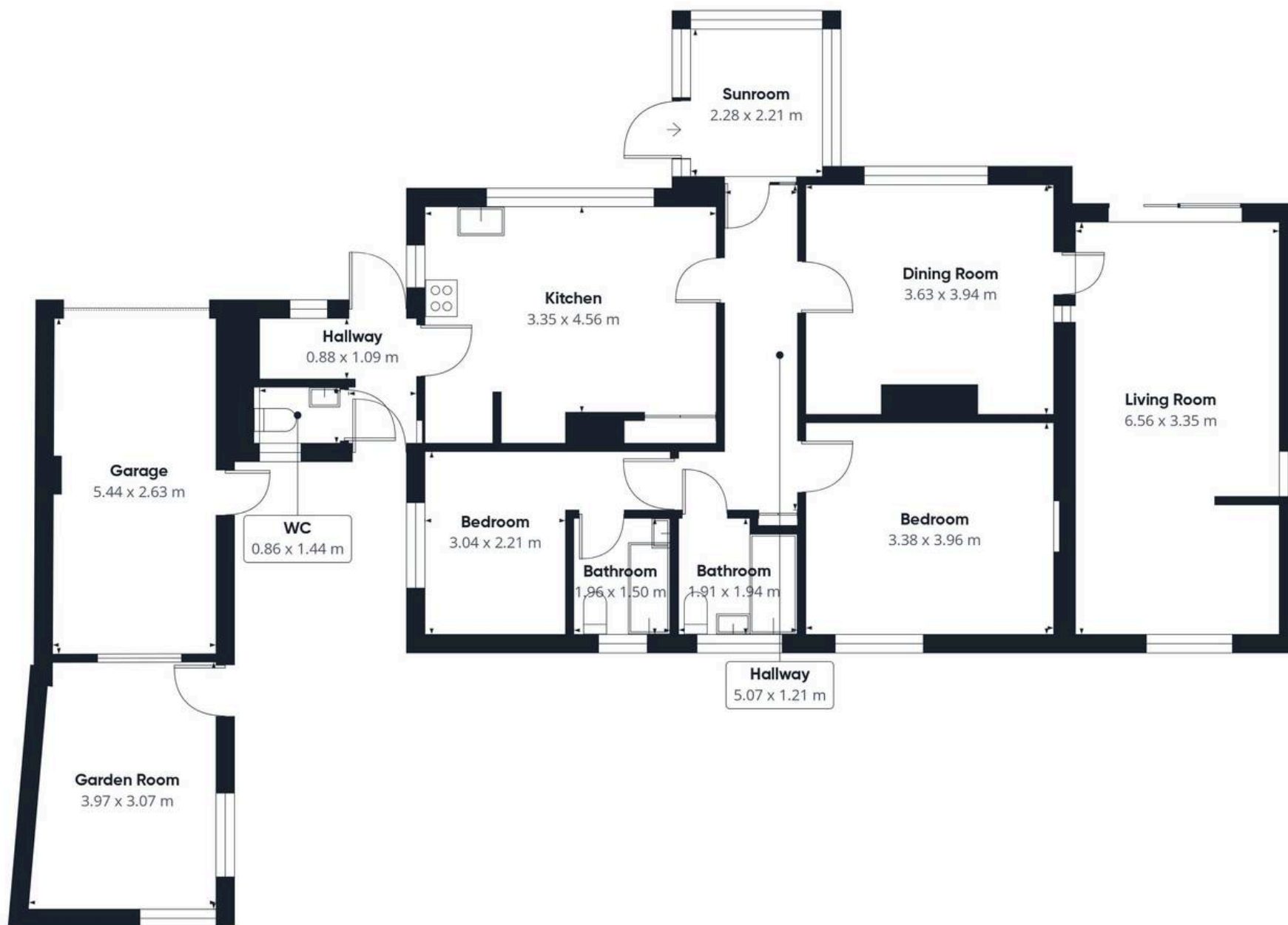
Tenure: Freehold

UPTON PYNE is approximately three miles from the centre of Exeter, making it an easy commute into the city the university and to Exeter St David's railway station. Surrounded by glorious Devon countryside, the village has a very good local community with a village hall, historic church and licensed social club bar which also holds numerous events throughout the year. The nearby village of Bramford Speke offers an excellent local primary school and a public house, "The Agricultural Inn". A mile away is the main Crediton road with bus routes in and out of the city, and the popular Bernaville Nurseries.

DIRECTIONS : For sat-nav use EX5 5HY and the What3Words address is [///surfer.booms.products](https://www.what3words.com/surfer.booms.products) but if you want the traditional directions, please read on.

From the A377 Crediton to Exeter Road, turn off at Newbridge Cross signed to Langford/Shute and proceed for approx. 1.4 miles and then take the right turn signed to Jackmoor. Continue for another 0.4 miles and the property will be found on the left.





Approximate total area⁽¹⁾
125 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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