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38 Parkside Road



Exeter City Centre 4 miles

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A generous detached bungalow, in need of updating, set in a substantial plot with garaging and timber outbuildings.

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- Sought after residential area
- Substantial detached bungalow
- Set in approximately 1/3 of an acre
- In need of updating
- Potential expansion or development (STP)
- Garages and timber outbuildings
- Mature gardens and long drive with parking
- EPC Band F
- Freehold
- Council Tax Band F

Guide Price £550,000

#### SITUATION

The property is situated on the eastern fringes of the cathedral and university city of Exeter. Westclyst has a range of amenities including Westclyst Community Primary School (rated "Outstanding" by Ofsted in 2019) and a Co Op supermarket as well as fantastic transport links into the city by bus and the trainline at Pinhoe. Clyst Vale Community College (rated "Good" by Ofsted in 2022) is a short distance away in Broadclyst. Nearby, the National Trust's Killerton estate and Ashclyst Forest provides idyllic locations for woodland walks. Exeter affords a fantastic range of amenities, including well regarded schools, sporting and leisure facilities and a wealth of excellent shopping and dining opportunities. The M5 is easily accessible and provides links to the A30 and A38 trunk roads. There are regular rail services to London and to the east an international airport.

#### DESCRIPTION

This generous detached bungalow is set in a substantial plot of approximately 1/3 of an acre in a sought after residential area. The property is in need of modernisation with excellent potential for expansion or development (subject to the necessary consents). The accommodation is currently arranged with 3 bedrooms, sitting room, dining room, kitchen, conservatory, shower room and cloakroom. The attic is accessed by a ladder from the inner hall, used in the past as 2 loft rooms both of which have side aspect windows. The mature plot includes a long drive to a parking area and 2 single garages. Established gardens wrap around the property with patios, areas of lawn and shrubs, including timber outbuildings and a greenhouse.

#### ACCOMMODATION

A glazed entrance porch opens to an inner hall providing storage, an airing cupboard and loft access. The spacious sitting room has a dual aspect with sliding patio doors leading out to the garden and a feature fireplace. The dining room, currently used as a snug, has a rear aspect with double doors providing access to the conservatory. The kitchen has a rear aspect with garden views, fitted with an array of

matching base and wall units, electric oven and hob, and a small breakfast bar. Off the kitchen is a small glazed boot room with two doors leading to the garden and to the front of the property. Bedroom 1 has a dual aspect with a fitted wardrobe. Bedroom 2 has a front aspect. Bedroom 3 has a dual aspect with a fitted wardrobe. The shower room provides a walk-in shower (wet room style), wc, basin and heated towel rail. Next to the shower room is a guest cloakroom with a wc and basin.

The loft has been arranged into 3 areas with windows on the two side elevations and 1 to the rear. The property could be developed in utilizing these areas as bedrooms subject to the necessary consents.

#### OUTSIDE

The property is set in approximately 1/3 of an acre. A long tarmac drive leads to an open parking area and access to 2 single garages. Running alongside the drive are established borders with planted shrubs. To the right of the parking area is a seating area with decorative chippings and shrubs leading to the rear of the garages. The south-west facing rear garden is arranged with patio areas, lawns, shrubs, trees and a feature pond. There are additional timber outbuildings and a greenhouse.

#### SERVICES

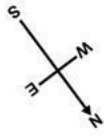
Mains electricity, mains water and mains drainage. Electric heaters.

#### DIRECTIONS

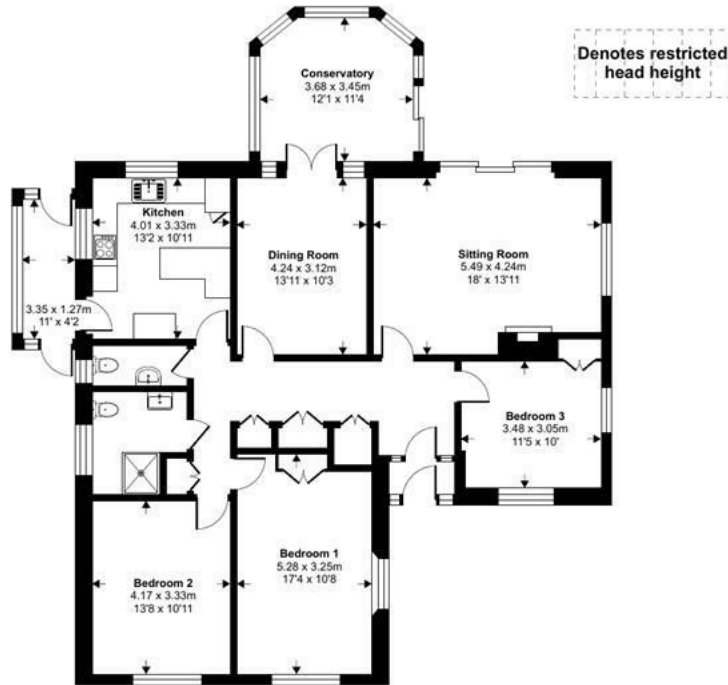
From Exeter city centre proceed along Blackboy Road then onto Pinhoe Road and continue following the signs to Pinhoe. At the double mini-roundabout, proceed straight ahead for approximately 1 mile, turn left onto Parkside Road where the property is located on the left.



Approximate Area = 1951 sq ft / 181.2 sq m (excludes garage)  
 Limited Use Area(s) = 200 sq ft / 18.5 sq m  
 Total = 2151 sq ft / 199.7 sq m  
 For identification only - Not to scale



First Floor

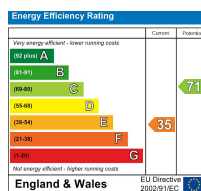


Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2023. Produced for Stags. REF: 1036781

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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