



27, Parkside Road



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, Exeter, EX1 3TN

Exeter City 3.8 miles (15mins) , Exeter central train station 4.5 miles (17min), RD&E Hospital 4 mile (16mins).

£475,000 - £500,000. A beautifully presented and extended 3-bedroom detached bungalow located to the East of Exeter at the end of a quiet cul-de-sac with a spacious kitchen/breakfast room, main bedroom with ensuite, good sized garden to the rear, double driveway and garage with electric door being sold with no onward chain.

- Double driveway and garage with electric door
- Well-presented throughout
- Air conditioning to some rooms
- Ensuite with bath and separate shower cubicle
- Good sized garden with attractive outside lighting
- Spacious accommodation with sitting room, dining room and conservatory
- No onward chain
- EPC - C
- Council tax band - E
- Freehold

Offers In Excess Of £475,000

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.



ACCOMADATION

Parkside is a popular area of mainly bungalows located a few miles from the centre of Exeter. Located at the end of Parkside in a quiet cul-de-sac is this very well presented bungalow set in a good-sized plot. Upgraded and improved by the owner, the property has an extended kitchen giving space for a breakfast area and adjoining utility room, and the main bedroom has also been extended creating an ensuite with bath and separate shower cubicle.

There is a good sized sitting room, separate dining room leading through to a conservatory, two further bedrooms and a shower room and the property benefits from gas central heating, full double glazing and a number of the rooms have been fitted with air conditioning units.

A fantastic opportunity to purchase a substantial bungalow being sold with no onward chain.

SERVICES

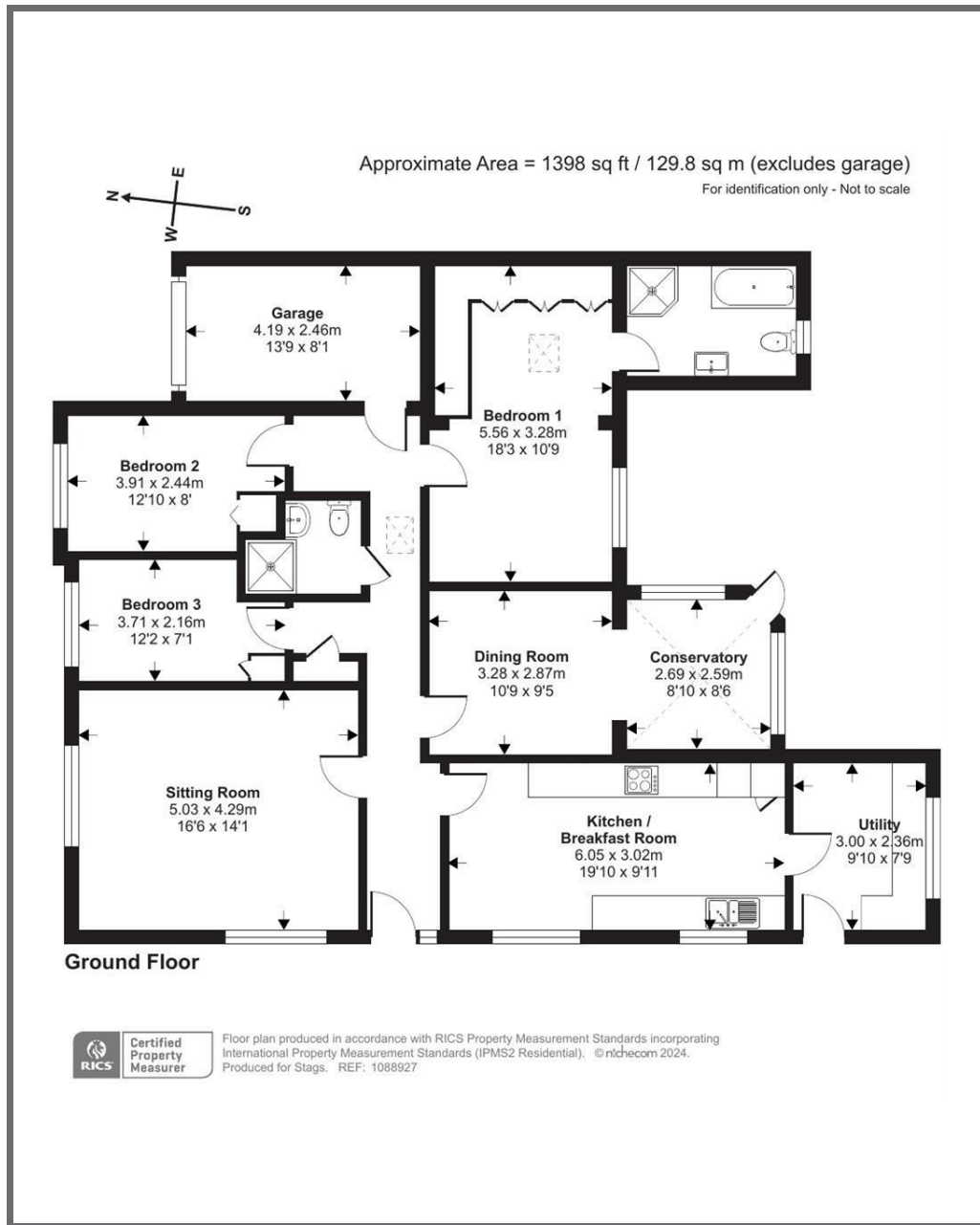
Mains drainage, mains electric and gas fired central heating.

OUTSIDE

Outside is a double driveway and garage with electric door, to the rear is a lovely garden, mainly lawned with a large patio for outside dining, a green house and a range of useful outside lighting.



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

21/22 Southernhay West,
Exeter, Devon, EX1 1PR

exeter@stags.co.uk

01392 255202