



The Burrow



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Aylesbeare, Exeter, EX5 2DE

11.7 miles from Exeter 9.3 miles from Honiton 8 miles from Sidmouth

Elevated three-bedroom bungalow in 3.22 acres with potential for improvement or expansion STTP. EPC G

- Detached 3 bedroom
- Elevated rural location
- Established trees
- Lawns and paddock
- Freehold
- Potential for improvement
- Backing on to countryside
- 3.22 acres (1.3 ha)
- Useful outbuildings
- Council tax band E

Offers In Excess Of £650,000

Believed to have been constructed in the 1950s, the bungalow is partially built from breeze block concrete, extended in the 1980's, adding a spacious third bedroom. Prospective buyers are advised to consult with a mortgage broker to discuss the property and their individual circumstances.

The bungalow now presents an opportunity for improvement or potential enlargement, subject to the necessary consents. The driveway leads to a parking and turning area, beside a timber-framed, open-fronted outbuilding (8.43m x 5.83m). Beyond the garden lies an adjoining paddock, gently sloping to the west. The paddock is bordered by mature hedges and with impressive oak trees.

SERVICES; Mains water and electric. Private drainage thought to be septic with drainage field. Standard broadband upto 25 Mbps, mobile coverage available outside with EE, O2, Three and Vodafone (Ofcom).





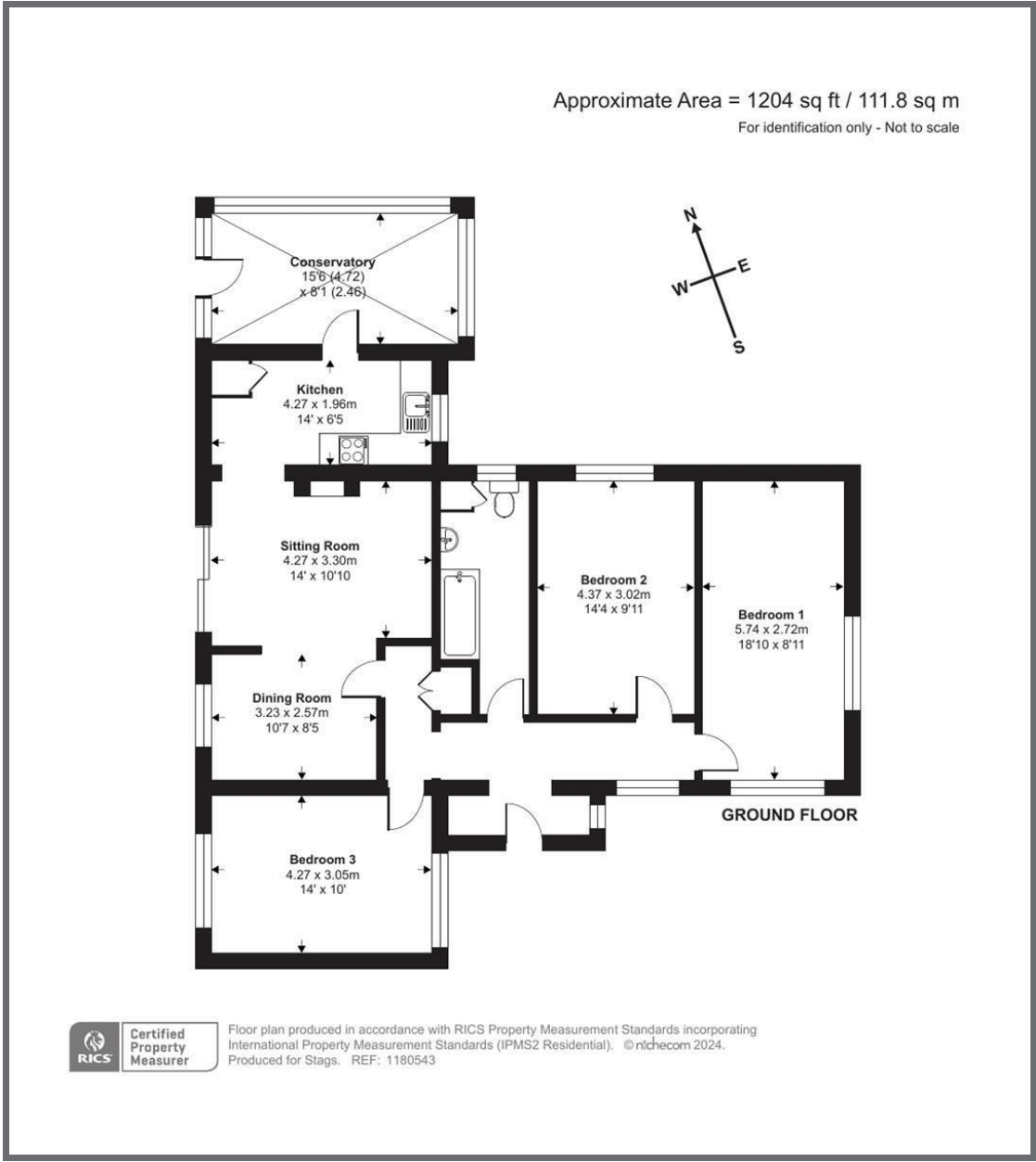
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive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