



The Burrow



The Burrow

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).





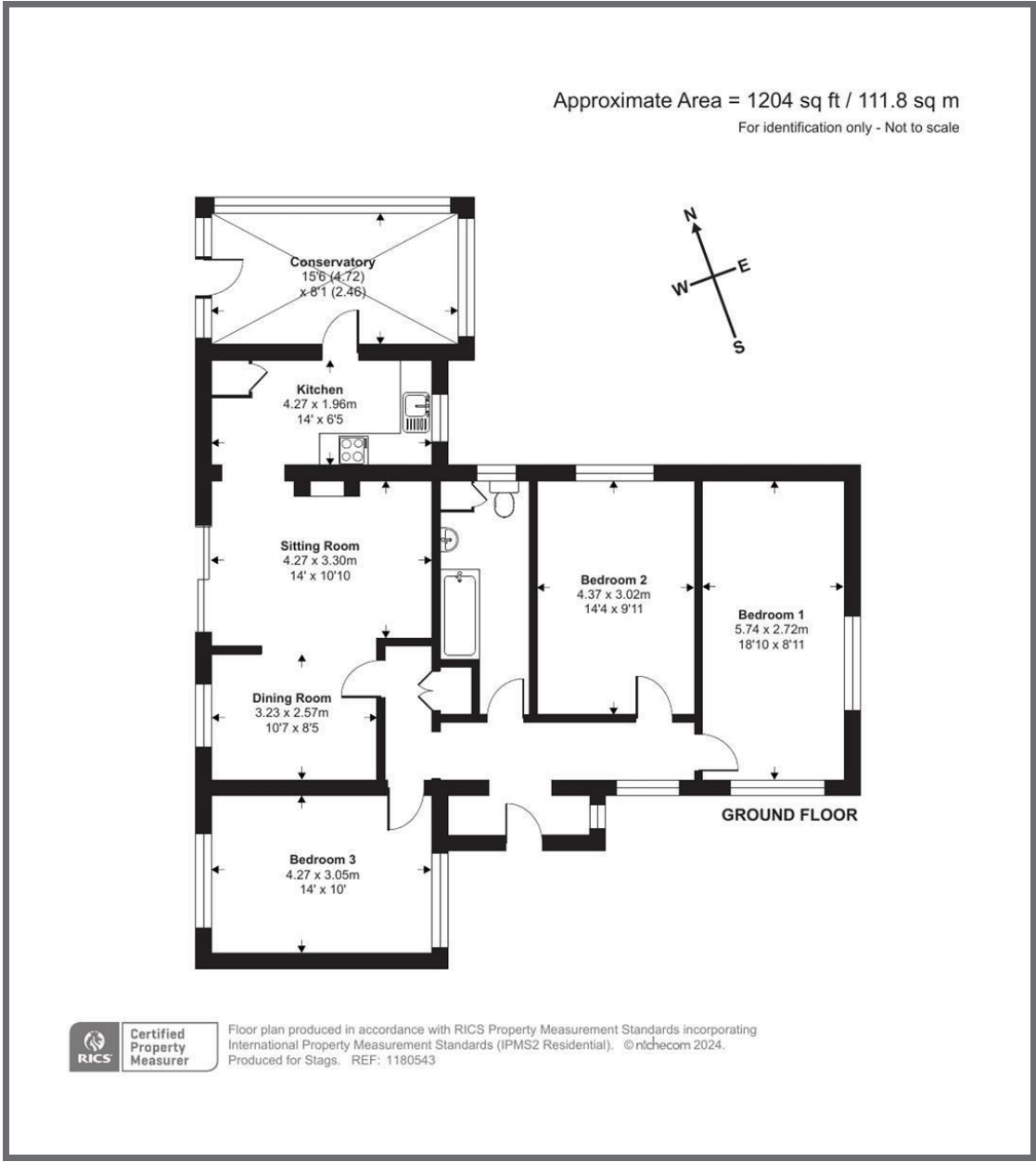
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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		
(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		

Bank House, 66 High Street,
Honiton, Devon, EX14 1PS

honiton@stags.co.uk
01404 45885



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London