



Pretty one bedroom detached bungalow located in this sought after location, within the conservation area of St Thomas. Ideally placed for local shops, schools, supermarkets, A30 and M5. The property comprises of a fitted kitchen, two conservatories, living/dining room, one double bedroom, shower room and a pretty enclosed walled rear garden.

Princes Square
Exeter Offers in excess of £200,000

West of 

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Detached Bungalow | One Bedroom | Living/Dining room |
Two Conservatories | Fitted Kitchen | Shower Room |
Courtyard Garden | Gated Residence | No Ongoing Chain

PROPERTY DETAILS:

APPROACH

Covered entrance canopy, part glazed front door to living/dining room.

LIVING/DINING ROOM

Spacious double aspect room with double glazed window to front aspect, and French door to front and rear leading to two conservatories, three radiator, door to airing cupboard housing wall mounted gas boiler and shelving, TV and telephone points, wall mounted modern electric pebble effect fire, coat hanging space, folding door to kitchen, doors to bedroom and shower room.

FRONT CONSERVATORY

Constructed conservatory enjoying a southerly aspect with windows to front and side aspect and outlook over the front courtyard garden, double glazed door to garden, radiator, power points, wall lighting.

REAR CONSERVATORY

Spacious constructed conservatory with windows to side and rear and outlook over the rear courtyard garden, French doors to garden, modern vertical radiator, wall lighting, power points.

KITCHEN

Double glazed window to rear aspect and double glazed door to garden. Fitted kitchen with range of base and wall units in light wood effect finish, roll-edge worktop with tiled surround and inset stainless steel sink, integral single electric oven and gas hob with extractor hood over, space and plumbing for washing machine, space for freestanding fridge/freezer, radiator, recess spotlights, plinth heater, tiled floor.

BEDROOM

Spacious double bedroom with double glazed window to front aspect, radiator, wall lighting, TV and telephone points, fitted bedroom furniture comprising wardrobes and drawer unit, entry phone.

SHOWER ROOM

Double glazed window to rear aspect with obscure glass. White suite comprising; low level WC, pedestal wash hand basin and glass sliding door to large tiled shower enclosure with mixer shower, ladder style radiator, two wall mounted cupboards, tiled floor.

OUTSIDE

FRONT

The property is accessed via a coded communal gate which leads through to a gated enclosed pretty courtyard garden with sloping path and rail leading to the front door, fitted storage shed, raised flower bed.

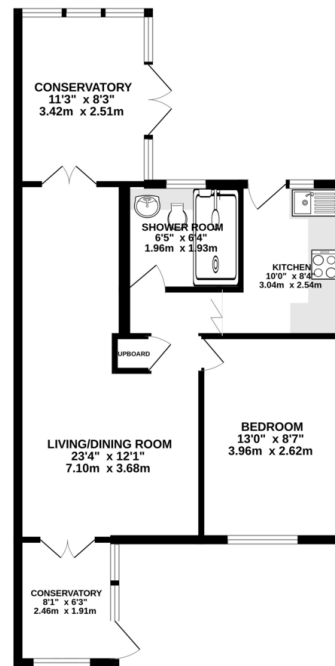
REAR GARDEN

Wonderful enclosed walled courtyard garden laid to composite decking and edged with raised flower borders, outside tap.

AGENTS NOTES

The property is Freehold
Council Tax Band B

GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA: 647 sq.ft. (60.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metreapp 1/20/21

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd, Reg. no. 07121967