

SOUTHGATE

ESTATES

24 Sussex Close,  
Exeter, Devon, EX4 1LP  
£350,000



## Two Bedroom Bungalow, Far Reaching Views, Generous Room Sizes, Driveway & Garage, Development Potential, Front & Rear Gardens

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An attractive two-bedroom bungalow, in an elevated position, with stunning views across the beautiful city of Exeter. Although in need of a little TLC, this substantial property has excellent room sizes, is ideally located in a quiet cul-de-sac and includes generous gardens to the front and rear. There is a single garage and a driveway for one car.

Internal viewing is highly recommended to fully appreciate the opportunities this property offers.



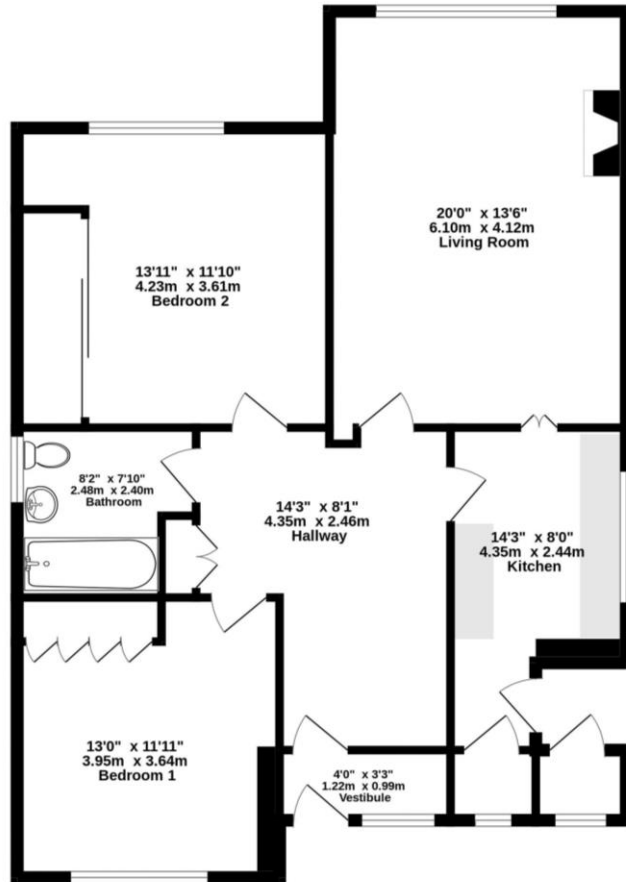
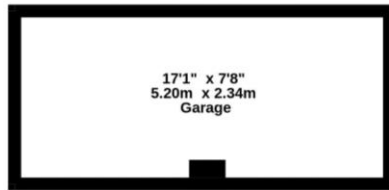
Internal accommodation The internal accommodation is well proportioned. Although in need of some updating the property is double glazed to a majority of rooms, and has gas central heating. The 20' living room has stunning views across the Exeter City Centre, including the impressive Norman Cathedral and to the hills beyond. There are two generous double bedrooms, a family bathroom, a breakfast kitchen, a pantry and a number of cupboards within the property. Living room 6.1m x 4.1m Kitchen 4.35m (max) x 2.44m Bedroom 1 4.23m x 3.03m Bedroom 2 3.95m x 3.64m

Garage Attached to the property is a single garage, with an electric up-and-over garage door. Garage 2.44m x 5.24m

Garden and parking The front of the property the gardens are mainly laid to lawn, there is a driveway that slopes down to the garage. To the rear of the property the large garden slopes gently away from the property whilst enjoying far reaching views across Exeter.

Property information Tenure Freehold. Council Tax band D. EPC awaited





EPC  
Awaited

Note: these particulars are not to be regarded as part of a contract. None of the statements made in these particulars are to be relied upon as statements or representation of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

TOTAL FLOOR AREA : 1097 sq.ft. (101.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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