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*24 Sullivan Road, Exeter, Devon, EX2 5RD*



SOUTHGATE  
— ESTATES —

£215,000









## 24 Sullivan Road

An excellent opportunity to obtain a two bedroom bungalow in need of refurbishment, with lovely far-reaching views to the rear. Offered with no onward chain, the property also benefits from a driveway allowing off-road parking, as well as gardens to the front and rear. The internal accommodation briefly consists of an entrance porch and hallway, a kitchen, living room and an inner hallway with access to the two bedrooms and bathroom, with the conservatory situated to the rear.

The excellent location boasts a number of nearby amenities including both primary and secondary schools, medical centres, a convenience store and Woodwater Lane Play Area. Exeter's city centre is also just a short distance away with a choice of cafes, restaurants and high street shops.

Accommodation The front door opens to the entrance porch and hallway which provides access into both the kitchen and living room. The kitchen contains a range of matching wall and base units with fitted worktops, a tiled splashback and a sink and drainer unit with a mixer tap over. Appliances include an oven with a gas hob and extractor hood over, plus space for further appliances. The Worcester boiler is also located here, along with a door leading out to the garden and a window to the side aspect. The spacious living room enjoys a large window to the front aspect allowing ample natural light to the reception room. There is also a door leading to the inner hallway which offers two built-in storage cupboards, one housing the meters, as well as a loft hatch and access to the bedrooms and shower room. The larger of the two bedrooms benefits from a built-in mirrored wardrobe and a further storage cupboard, as well as an internal window to the rear aspect which is complemented by far-reaching views from the conservatory. The second bedroom also features ample storage, with a wall of built-in cupboards/wardrobes. French doors open out to the pleasant conservatory which has the advantage of windows to the side and rear aspects with lovely views to the rear. A sliding door leads directly out to the rear garden. Lastly, the shower room comprises a close-coupled WC, a pedestal wash basin, a shower cubicle and a frosted window to the side aspect.







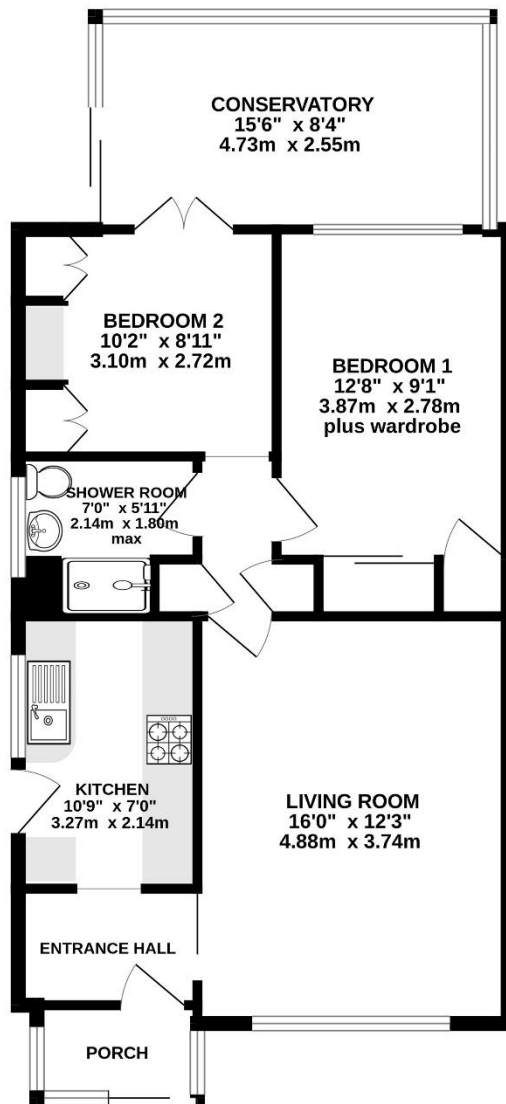
*Garden & Driveway* The property offers gardens to the front and rear, with the rear garden enjoying a patio area which is perfectly positioned to benefit from the far-reaching views. The remainder of the garden is mostly laid to lawn, incorporating mature shrubs and plants to the border. At the end of the garden is a further gated area which accommodates a garden shed. A gate provides access to the front of the property where a driveway allows valuable off-road parking.

*Property Information* Tenure: Leasehold (we understand that the lease length is 199 years from August 1963). Council tax band: C.



- *Semi-Detached Bungalow*
- *Far-Reaching Views*
- *Off-Road Parking*
- *Front & Rear Gardens*
- *No Onward Chain*
- *Popular Location*





TOTAL FLOOR AREA : 747 sq.ft. (69.4 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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## Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             | 68 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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**SOUTHGATE**

ESTATES

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