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*Rockbeare Retreat, Inner Broomfield, London Road,
Rockbeare EX5 2EA*



SOUTHGATE
ESTATES

£290,000





Rockbeare Retreat

A well-presented two bedroom detached bungalow situated in a tucked away location within the village of Rockbeare. The property enjoys an enclosed garden, as well as a driveway to the front. The internal accommodation briefly consists of an entrance hallway with access to the open-plan kitchen diner, the bathroom and the master bedroom. An inner lobby leads to the living room and to bedroom two.

The property is well situated to benefit from a range of amenities, including various eateries such as the popular Cranberry Farm and The Jack in the Green pubs, primary and secondary schools, and a convenience store. The area is also well-serviced by public transport links including bus stops and Cranbrook Rail Station. Additionally, Exeter's City Centre is approximately 9 miles away with all it has to offer.





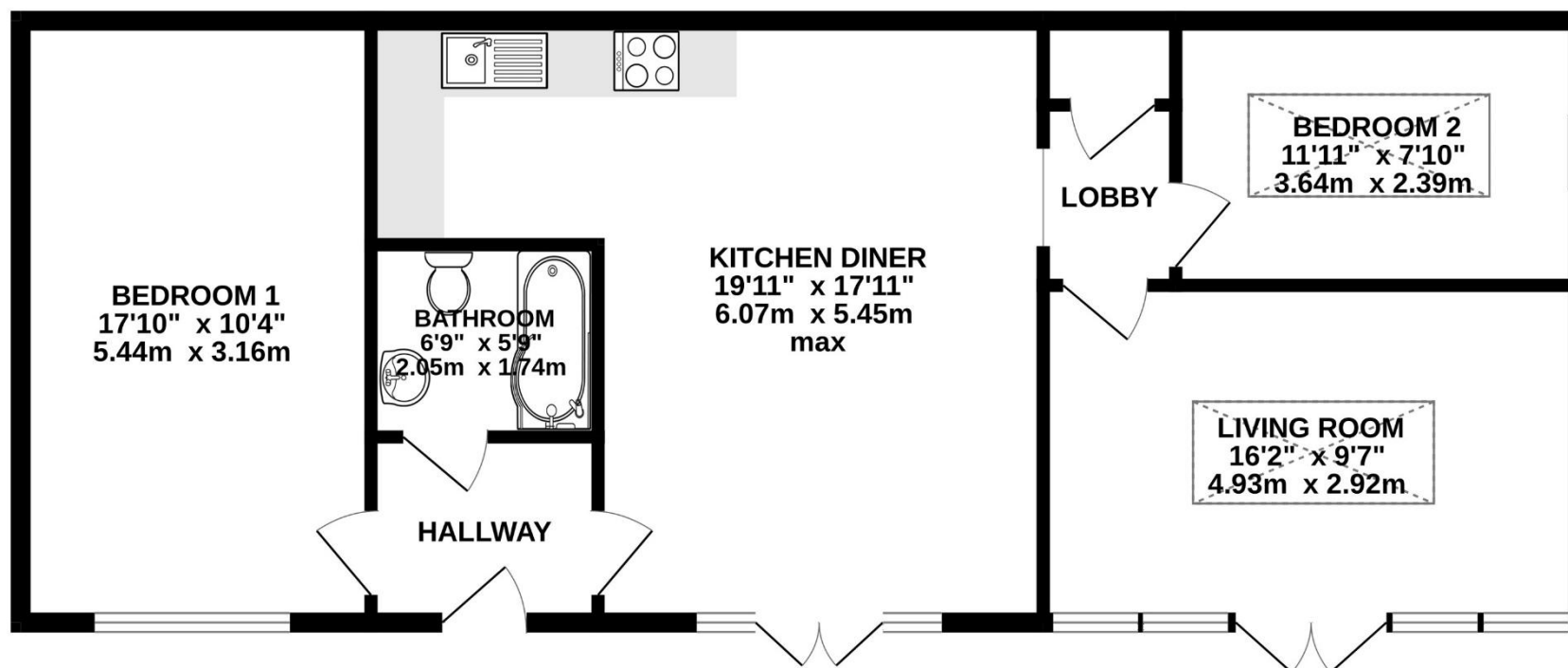
Accommodation The front door opens to the entrance hallway which provides access to the kitchen diner, the master bedroom and the bathroom. The kitchen diner is a stylish, open-plan space with the kitchen area containing a range of matching wall and base units, fitted worktops, a tiled splashback and a stainless steel sink and drainer unit with a mixer tap over. Appliances include an oven with an electric hob and extractor hood over, a fridge, a freezer and a washing machine. Additionally, a cupboard houses the boiler and ample space is provided for a dining table and chairs, with French doors opening out to the garden. An archway leads to the inner lobby which benefits from a convenient built-in storage cupboard and doors to the living room and second bedroom. The attractive living room is complemented by French doors opening to the garden, as well as windows to the front aspect and a large skylight providing plenty of natural light. The two bedrooms are both good-sized double rooms, with the master bedroom offering a large window to the front aspect. Bedroom two features a window to the side aspect, as well as a large skylight. Lastly, the bathroom comprises a pedestal wash basin with a mixer tap over, a close-coupled WC and a P-shaped bath with a mixer tap and shower over.

Garden & Driveway Doors open out to the well-proportioned enclosed garden which has the advantage of a patio area leading out from both the living room and kitchen diner, offering an ideal space for outdoor seating and al-fresco dining. The remainder of the garden is mostly laid to gravel with a large flowerbed border to the side encompassing a variety of plants and shrubs. A gate allows access to the front where the driveway is located providing off-road parking for multiple vehicles.

Property Information Tenure: Freehold. Council tax band: C.

- *2 Double Bedrooms*
- *Detached Bungalow*
- *Beautifully-Presented*
- *Enclosed Garden*
- *Off-Road Parking*
- *Open-Plan Kitchen Diner*





TOTAL FLOOR AREA : 824 sq.ft. (76.5 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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Score	Energy rating	Current	Potential
92+	A		116 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



SOUTHGATE
ESTATES

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