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Exminster Road
Styvechale CV3 5NY

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EXTENDED BUNGALOW POSITIONED ON A REALLY GOOD PLOT!!

This two/three bedroom detached bungalow is located on an excellent sized corner plot and situated in the popular residential area of Exminster road, Styvechale.

Exminster Road is positioned close to excellent road links with quick access to A46 to Warwick and the A45 which provides quick access to get to both the south or north of the city. The house is close to local amenities and has a bus route close by and is positioned within easy reach of the War Memorial Park.

The property offers a welcoming entrance hallway with doors leading off to a Kitchen/Breakfast room, a spacious sitting room and an extended lounge which could easily be used as a third bedroom should the new occupiers require a further bedroom. There are two double bedrooms and two bathrooms making this really comfortable to live in.

Outside the current owners have built a sheltered patio to enjoy all year round, the lawn and further patio wraps around this delightful property. The front provides lots of parking opportunities on a block paved driveway and access to single garage.

The property stands on an excellent plot size which benefits from double glazing, gas central heating.

Viewings strictly by appointment through Shortland Horne to truly understand the excellent opportunities this property brings to potential buyers.

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Dimensions

GROUND FLOOR

Entrance Hallway

Kitchen/Breakfast Room

5.03m x 2.72m

Sitting Room

4.24m x 4.06m

Bedroom

3.81m x 2.74m

Bathroom

Bedroom

4.19m x 3.66m

Bathroom

Extended Lounge

5.33m x 3.63m

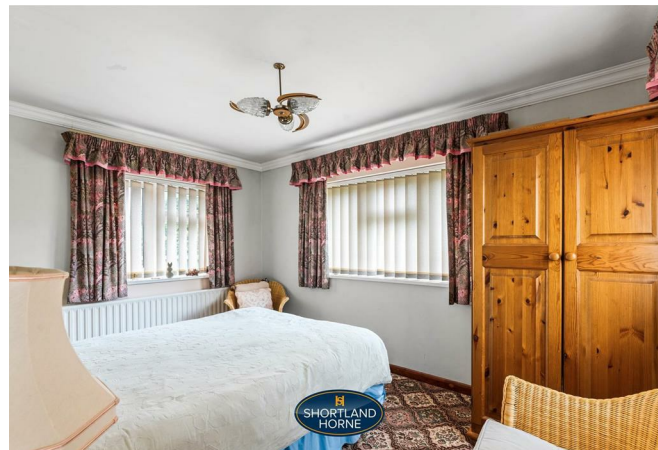
Covered Patio

4.09m x 4.09m

OUTSIDE

Garage

5.51m x 2.62m



Floor Plan



TOTAL FLOOR AREA: 1190 sq ft (110.5 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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Total area: 1190.00 sq ft

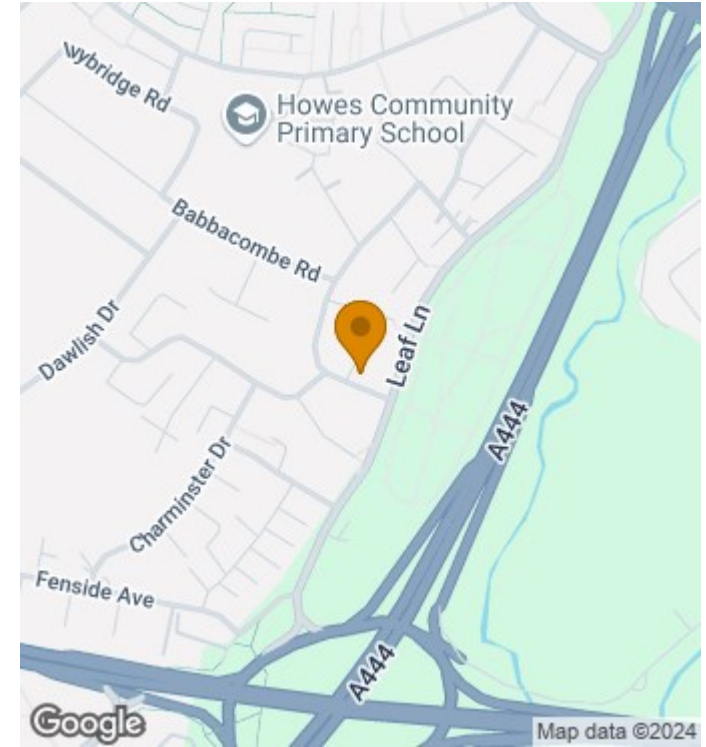
Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.
Viewing Strictly by arrangement through Shortland Horne.
Measurements Room measurements and floor plans are for guidance purposes only and are approximate.
Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

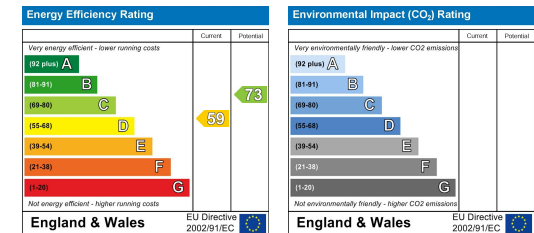
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC



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