



naomi j ryan
estate agents



Detached Bungalow



Bedrooms: 3



Bathrooms: 2



Receptions: 2



Oil Fired Central
Heating



Detached Double
Garage



Landscaped Gardens



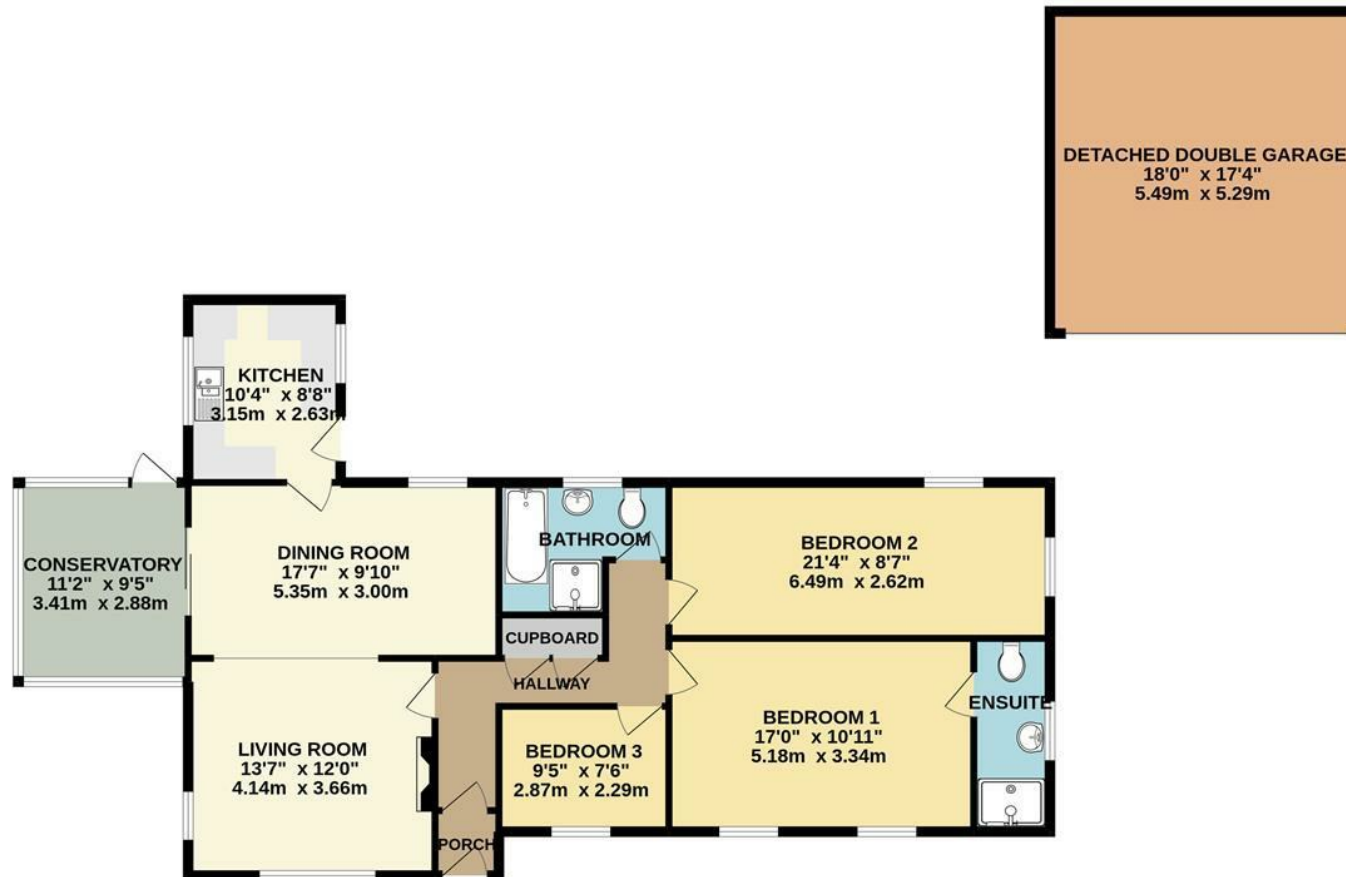
Council Tax Band: E

Guide: £475,000 Freehold

Three Horse Shoes,
Cowley, Exeter, Devon, EX5 5EU

www.naomijryan.co.uk

GROUND FLOOR





SUMMARY

A superb three-bedroom detached bungalow with beautifully landscaped gardens and fantastic views across the surrounding area. Situated in an elevation position in this semi-rural location, the property offers excellent access to Exeter, approximately ten minutes away. The property is within walking distance of both Bernaville Garden Centre and The Stables, an independent modern public house.

The bungalow offers light and spacious accommodation comprising entrance porch, inner hallway, a superb dual aspect open plan living/dining room with delightful views and providing access to the conservatory. A separate kitchen is located at the rear of the property and there are three good-sized bedrooms. The first bedroom has a modern ensuite shower room and there is a further modern bathroom. The bungalow is decorated in neutral tones throughout and offers a prospective purchaser the perfect opportunity to move in and enjoy everything the property has to offer.

OUTSIDE

The gardens are beautifully landscaped and have been well-designed to provide plenty of private seating areas. The property is approached via a private drive with five bar gate leading up to the detached double garage. The garage has an electric up and over door and has power and light. To the right-hand side of the garage is a gravelled courtyard area of garden with a feature water fountain and covered walkway.

The main area of the garden is terraced with decked walkways, with the middle section having two ponds, and seating areas which lead down a section of garden laid to lawn. The gardens link to all four sides of the bungalow, each providing their own individual areas with flowerbeds and areas designed for growing vegetables. A gravelled pathway to the rear of the bungalow leads up to the timber built gazebo with raised decking platform (with great potential for a hot tub position) which has stunning countryside views across the surrounding area.

DETACHED DOUBLE GARAGE 18'0" x 17'4" (5.49m x 5.29m)

With electric remote controlled up and over door. Power and light.

AGENTS NOTE

Solar panels are installed at the property. The property is being sold with no onward chain.

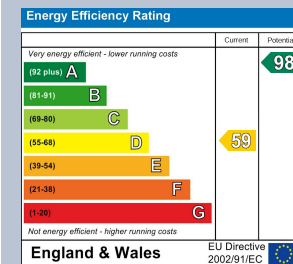


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THINKING OF SELLING?

Get in touch for a free,
no obligation valuation.
Call 01392 215283
or email
enquiries@naomijryan.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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