

ChaseBuchanan



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## A Detached 3 bedroom house in St Thomas Guide Price £475,000

▪ A VERY WELL LOCATED DETACHED 3 BEDROOM FAMILY PROPERTY ▪ STANDING ON A LARGE SITE WITH MATURE GARDENS ▪ IN NEED OF SOME UPDATING BUT POTENTIAL FOR THE CREATION OF A FANTASTIC HOME ▪ ENTRANCE HALL, LARGE SITTING ROOM / DINING ROOM & KITCHEN ▪ SUN ROOM, SEPARATE W.C., ATTACHED GARAGE ▪ 3 BEDROOMS & A BATHROOM PLUS W.C. UPSTAIRS ▪ GARAGE & DRIVEWAY PARKING PLUS LARGE LEVEL GARDENS ▪ GAS CENTRAL HEATING AND MAINLY UPVC DOUBLE GLAZED ▪ COUNCIL TAX BAND 'E' EPC = D ▪ FREEHOLD REF: DWE07742

This is an incredibly rare opportunity to buy a detached 3 bedroom family property in need of some updating and modernisation but with amazing potential to improve and scope to extend too subject to consents. The property comes to the market for the first time in over 40 years! Conveniently and superbly located in this exceptionally popular road, the property enjoys delightful outlooks over its own large level lawned gardens at the rear. There is a drive access at the front leading to an attached garage too. Overall the accommodation is well proportioned and the potential is immense!

This property has an energy performance rating of



Total area: approx. 136.7 sq. metres (1471.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The 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 can be given. Plans produced using PlanIQ.

For more information or to book a viewing, please contact:

**01392 259395**

Exeter@chasebuchanan.co.uk  
20 Queen Street, Exeter, Devon, EX4 3SN

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