



West View Close, Exeter  
£325,000





# 17 West View Close Whimble, Exeter, Devon, EX5 2TW

## The Property

This charming detached bungalow comes to the market for the first time in over 25 years and is perfect for anyone looking for a detached home with a good-sized garden. The property is in need of modernisation but will be ideal for anyone looking for a small project to make their own. The accommodation comprises of a spacious entrance hall with doors to all rooms. The living room is a large room with a fireplace and a window to the side overlooking the garden. There is a generous kitchen/breakfast room with double aspect windows to the front and rear. There are fitted wall and base units with integrated appliances and a door out to the rear garden. Bedroom one is a large double room with a window to the side, bedroom two is a spacious single room with a window to the front. The bathroom is fitted with a 'P' shaped bath with shower area and has tiled walls and flooring. Externally there are gardens to the front, rear and side plus off street parking for up to two vehicles.

## The Location

Whimble is a very well regarded village and enjoys easy access into both the city of Exeter and the immediate countryside surrounding. The village, which is extremely popular, has a church, primary school, village store and post office, doctor's surgery, garage, two inns and a mainline railway station with links to Exeter and London Waterloo. The property is located within a quiet cul-de-sac within easy reach of the village centre.







### Directions

From junction 29 of the M5 Motorway, head east on Honiton Road through Blackhorse and Clyst Honiton before merging into London Road. Continue for four miles, passing Cranbrook and Rockbeare before turning left on Church Road towards Whimple. Continue into the village, go past the village store and church and then turn right into Grove Road, take the second right into West View Close and then turn left into the cul-de-sac, where the property can be found on the right.

### Entrance Hall

Spacious with doors to all rooms.

### Living Room

16'7" x 11'6"

Large room with fireplace and window to side.

### Kitchen/Breakfast Room

18'6" x 11'0"

Double aspect room with windows to front and rear. Space for breakfast table.

### Bedroom One

12'10" x 9'10"

Large double room with window to the side

### Bedroom Two

9'1" x 6'10"

good-sized single room with window to the front.

### Bathroom

6'7" x 5'6"

White suite with 'P' shaped bath, tiled floors and walls.

### Outside

Gardens to the front, rear and side.

Driveway for up to two vehicles



### Miscellaneous items

EPC: Ordered  
Council Tax: C  
Utilities: All main services  
Authority: East Devon  
Tenure: Freehold

### Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at [www.chasebuchanan.co.uk](http://www.chasebuchanan.co.uk)

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### Independent Mortgage Advice

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- \* Free consultation meetings with no obligation
- \* Access to exclusive mortgage products and deals
- \* Truly independent advice with access to approximately 130 mortgage lenders
- \* Face-to-face or telephone meetings at your convenience
- \* They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- \* Their dedicated team are by your side throughout the property-buying journey

The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

### Solicitor / Conveyancing Services

We have access to a panel of solicitors who operate on a no sale no fee basis. We can arrange a no obligation conveyancing quote to be emailed to you which clearly itemises the legal costs associated with selling a property in the UK. This could be useful for comparable purposes before formally instructing your chosen solicitor. Please ask a member of our team for further information.

### GROUND FLOOR



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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