



Vinnicombes Road, Exeter
Guide Price £250,000





62 Vinnicombes Road

Stoke Canon, Exeter, Devon, EX5 4BB

A semi-detached, two double bedroom bungalow with good sized accommodation and a generous level garden in a good level location in Stoke Canon. With great potential for further enhancement, this property comes for sale for the first time in many years with no onward chain and is highly recommended by the sole agents.

- A WELL LOCATED SEMI DETACHED BUNGALOW
- SPACIOUS SITTING ROOM & KITCHEN
- NO ONWARD CHAIN
- LOCATED ON THE EDGE OF STOKE CANON
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- COMFORTABLE ACCOMMODATION WITH POTENTIAL TO ENHANCE
- KITCHEN, BATHROOM, GARAGE AND AMPLE PARKING
- FREEHOLD - EPC = D



The Property

This is a great opportunity to purchase a well cared for semi-detached bungalow in this sought after village which comes for sale for the first time in many years with great potential for additional enhancement if desired. The gas centrally heated and uPVC double glazed accommodation includes an 'L' shaped entrance hall, a spacious lounge/diner, kitchen, two double bedrooms and bathroom.

Standing on a good sized level plot there are generous sized gardens to the front and rear, a driveway providing ample parking leading to an attached garage. Early viewing is highly recommended.

The Location

This property is well-positioned, not far from the centre of the village of Stoke Canon just 5 miles or so from the cathedral city of Exeter. Stoke Canon is a relatively small village lying just to the North of Exeter with an active and friendly community. There are nearby Exe Valley villages and lovely countryside walks. The village amenities include a post office/convenience store, the excellent Stoke Canon Church of England Primary School, a village hall, the St Mary Magdalene Church and the very popular community run Stoke Canon Inn. There is convenient access to St Davids railway station on the west side of Exeter, as well as numerous bus links to nearby and more distant locations.

Directions

Proceed north from the city centre on Cowley Bridge Road. At the roundabout take the second exit onto Tiverton Road (A396) and continue to Stoke Canon. On reaching the bridge proceed into the village with the pub on the right hand side, take the left turn by the shop and turn right into Vinnicombes Road. Continue through Vinnicombes road turning left at the end and the property will then be seen on the right.

Entrance Hall

Sitting/Dining Room

18'0" x 10'9"

Large room with window to the rear and fireplace.

Kitchen

10'6" x 7'5"

Fitted with wall and base units, space for appliances and window to rear.

Bedroom 1

11'0" x 10'6"

Large double room with window to front and built in cupboard.

Bedroom 2

10'6" x 10'3"

Double room with window to front and built in cupboard.

Bathroom

6'3" x 5'0"

Bath with shower mixer tap and tiled surround. W.C and wash hand basin.

Garage

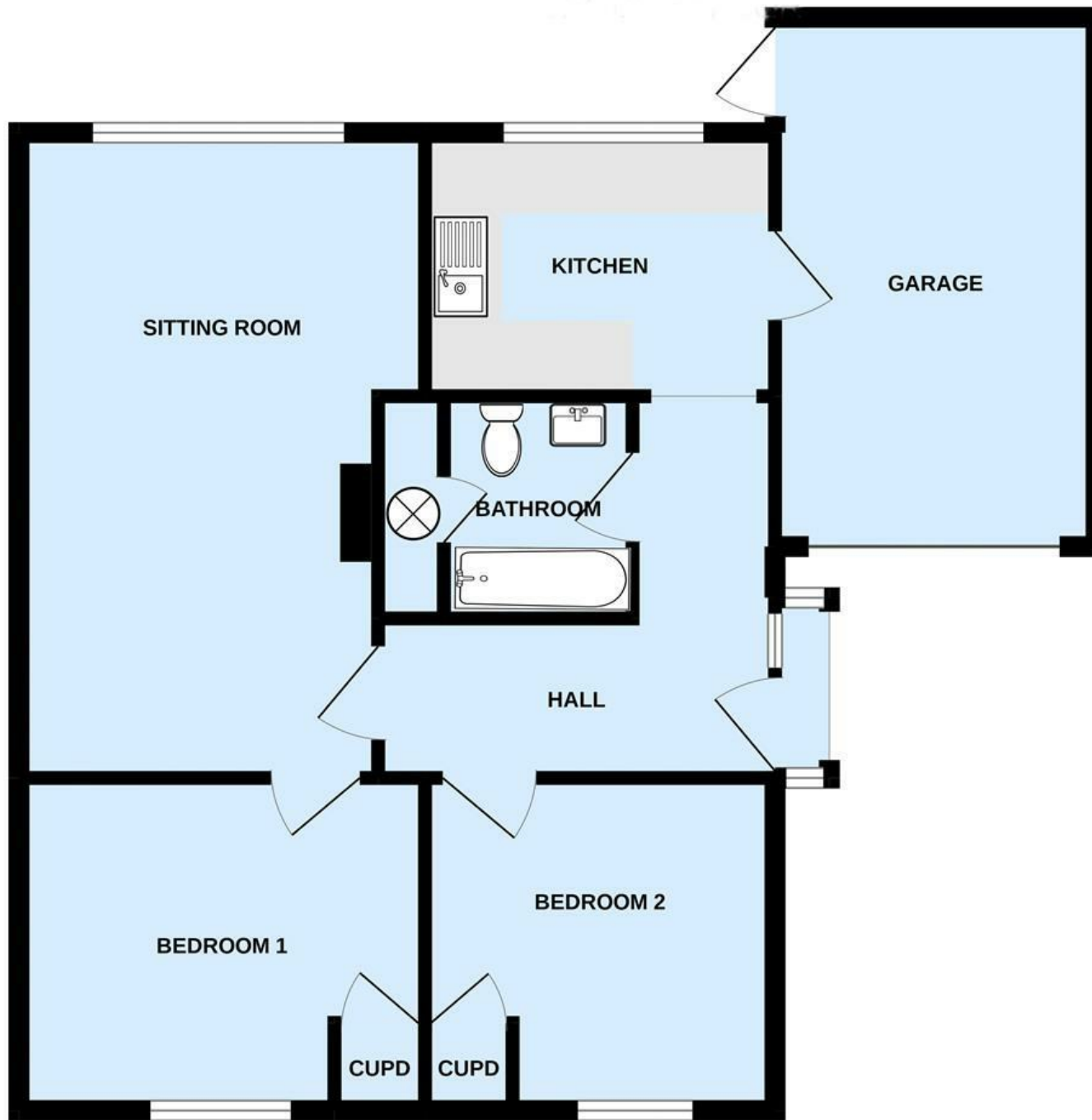
15'0" x 9'0"

Outside

Good level gardens front & rear
Ample driveway parking







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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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

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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.

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Miscellaneous items

EPC: D

Council Tax: C

Utilities: All main services

Authority: East Devon

Tenure: Freehold

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

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