

naomi j ryan
estate agents

Bungalow

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Gas Central Heating

Driveway

Landscaped Gardens

Council Tax Band: D

Offers Over £525,000 Freehold

20 Wiltshire Close,

Higher St Thomas, Exeter, EX4 1LU

www.naomijryan.co.uk

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WILTSHIRE CLOSE



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SUMMARY

Occupying a commanding elevated position within the highly sought-after area of Higher St Thomas, this beautifully refurbished and thoughtfully extended three-bedroom bungalow enjoys breathtaking panoramic views across Exeter towards the Cathedral and the surrounding countryside beyond. The current owners have undertaken a comprehensive programme of improvements, transforming the property both internally and externally to create a stylish and highly versatile home.

A welcoming and generously proportioned entrance hall sets the tone for the accommodation, with a cleverly concealed 'secret' door providing access to a practical utility room, WC and boot room/storage area, formerly the garage. The hallway leads through to the heart of the home, where the living accommodation has been carefully designed to maximise the property's enviable outlook.
The contemporary kitchen/dining room is fitted with a stylish range of modern units and offers ample space for both everyday living and entertaining. Positioned to take full advantage of the elevated setting, it enjoys stunning views across the city skyline.
The spacious living room is a particular highlight, featuring an expanse of tinted glazing perfectly framing the spectacular vista beyond. Sliding doors open directly onto a substantial balcony, creating a seamless connection between indoors and out. Providing ample space for outdoor dining and a chimenea, this fantastic entertaining space offers the perfect vantage point from which to enjoy the far-reaching views.
The bungalow further benefits from three well-proportioned bedrooms, all served by a recently refitted shower room featuring underfloor heating and a stylish and contemporary suite.

OUTSIDE

A smart resin driveway provides ample off-road parking and delivers an attractive first impression. To the rear, the gardens have been thoughtfully designed to offer an appealing balance of practicality and enjoyment. Predominantly laid to lawn and framed by mature shrubs and established planting, the space also features a pond, creating a tranquil setting to relax and enjoy.
A particular highlight is the detached garden studio, currently utilised as a home office and hobbies room. Offering excellent versatility, the space incorporates a kitchenette and shower facilities, making it ideal for those working from home or pursuing creative interests.
Enhancing the outdoor experience further is a covered snug seating area complete with a wood-burning stove, together with a characterful shed-bar, providing a wonderful space for entertaining and year-round enjoyment. Positioned discreetly behind the garden studio are a WC and additional storage, while substantial storage areas can also be found beneath the balcony and the property itself.

AREA

Higher St Thomas is one of Exeter's most popular residential locations, enjoying an elevated position on the western side of the city and renowned for its attractive outlook and excellent accessibility. A wide range of local amenities, schools, healthcare facilities and supermarkets are within easy reach, whilst regular public transport links provide convenient access to the city centre. Exeter's historic Quayside, vibrant shopping districts, restaurants, cafés and cultural attractions are all readily accessible, together with Exeter St David's railway station, the University of Exeter, the A30 and M5, making the area particularly appealing to families and commuters alike.

MATERIAL INFORMATION

Utilities: Connected to mains Gas, Electric, Water & Drainage
Heating: Gas Central Heating
Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. https://checker.ofcom.org.uk

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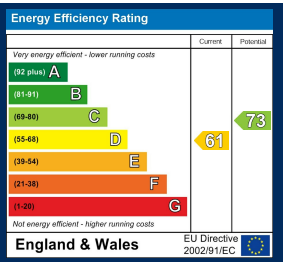
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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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