

Knowle Drive, EX4

MOVELI





## Knowle Drive. EX4

A spacious semi-detached bungalow with two double bedrooms and a large living/dining room, located in a popular residential area in higher Exwick. Available with a garage and no onward chain.

- SEMI-DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- LARGE OPEN PLAN LIVING ROOM
- KITCHEN & BATHROOM
- FRONT AND REAR GARDENS
- GARAGE IN DETACHED BLOCK
- EASY ACCESS TO BUS ROUTE
- NO ONWARD CHAIN

This semi-detached bungalow is situated in the increasingly popular area of higher Exwick, ideally placed for transport services into the city. The property is in need of minor modernisation but has excellent potential, with spacious, well-proportioned accommodation and low maintenance gardens.

The uPVC double glazed front door leads into the entrance hall, which has a storage cupboard to the side and a door into the living room. The living room is a generous open plan room with a dining area to the rear and a large window to the front, there is also fitted storage and a door to the inner hall. The inner hall provides access to all rooms and also has access to the loft. The kitchen is fitted with wall and base units with fitted eye-level double oven, four ring gas hob and space for further appliances. There is also a window and door to the side.

Bedroom one is a large double room with fitted wardrobes and a window to the rear, overlooking the garden. Bedroom two is also a double room with a window overlooking the rear garden. Completing the accommodation is the bathroom, with fitted panelled bath, W.C and wash hand basin. It also has tiled walls, a window to the side and a small storage area. ►





► Externally, there are low-maintenance gardens to the front and rear. The front has steps down from an area with stone chippings to a patio. Access to the side leads to the rear where there is another patio seating area and steps down to a lower level with stone chippings. There is also a storage shed.

Tenure: Freehold  
Council Tax Band: C  
Local Authority: Exeter





## LOCATION

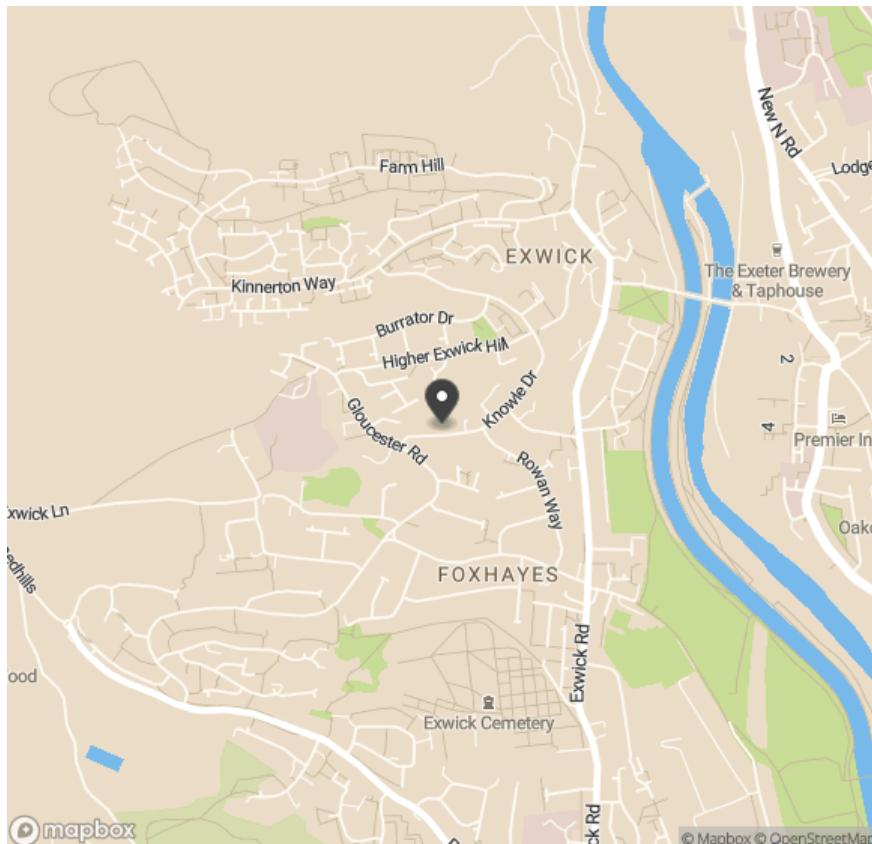


Property location

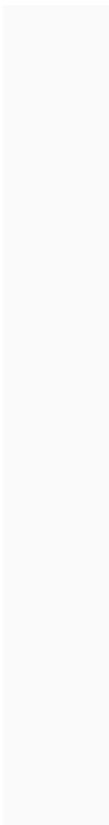
## ENERGY PERFORMANCE CERTIFICATE (EPC)

Current: **68**

Potential: **85**



## FLOOR PLAN



GROUND FLOOR  
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA: 590 sq ft. (54.8 sq.m.) approx.

Whilst every effort 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 inaccuracy. The floorplan is for illustrative purposes only and should not be relied upon for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.

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