



SOUTHGATE  
ESTATES

£220,000



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*52 Townlands, Bradninch, Exeter, Devon, EX5 4QR*





## *52 Townlands, Bradninch*

A two bedroom end of terrace bungalow, situated in the popular town of Bradninch, enjoying lovely countryside views to the rear. The property offers well-proportioned accommodation with excellent potential for improvement and modernisation, further benefitting from an enclosed rear garden. The bungalow is offered to the market with no onward chain.

The property occupies a pleasant position within Townlands, a well-established residential area in the sought-after town of Bradninch. The town itself offers a range of local amenities including shops, cafés, a primary school and transport links, while also providing convenient access to Exeter and the surrounding countryside.





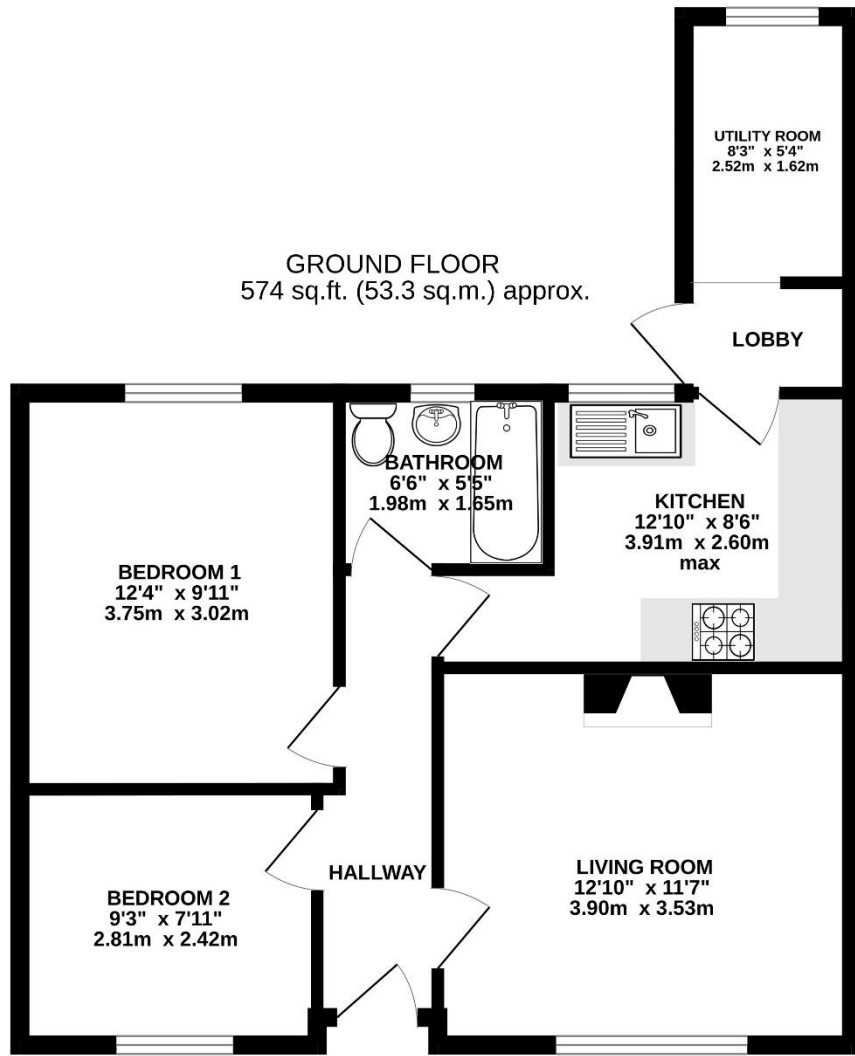
*Accommodation* The front door opens into an entrance hallway, providing access to each of the main rooms, along with a hatch to the loft space. The living room is a comfortable reception space, benefitting from a large window to the front aspect with a pleasant outlook across the green to the front, and offering ample room for seating. The kitchen is fitted with a range of wall and base units with fitted worktops incorporating a stainless steel sink and drainer unit with a mixer tap over. Appliances include an oven with a gas hob, as well as space for further under counter appliances. A window faces the rear aspect overlooking the garden, and access leads through to a rear lobby with access to the garden and a utility area, providing additional practicality, with a window to the rear. The master bedroom is a good-sized double room enjoying a window to the rear aspect with pleasant countryside views. The second bedroom is a small double room with a window to the front aspect. Lastly, the bathroom is fitted with a bath, a wash basin and a WC. A frosted window faces the rear aspect.

*Outside* To the rear of the property is an enclosed garden, providing a pleasant outdoor space enjoying lovely views across the surrounding countryside. A gate allows access to the side.

*Property Information* Tenure: Freehold. Council tax band: B.

- *Bungalow*
- *Countryside Views*
- *Requiring Refurbishment*
- *No Onward Chain*
- *Enclosed Garden*
- *Popular Location*





TOTAL FLOOR AREA : 574 sq.ft. (53.3 sq.m.) approx.

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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*Energy Performance Rating*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



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