

Sunnydale Dinneford Street, Thorverton, EX5 5NU

Guide Price **£325,000**

Sunnydale Dinneford Street

Thorverton, Exeter

- Detached Two-Bedroom Village Bungalow
- Excellent Renovation or Redevelopment Potential
- Two double bedrooms
- Kitchen/Dining Room
- Garage, parking and workshop
- Walking Distance of Village Amenities
- Central Thorverton Village Location
- No Onward Chain

Sunnydale offers an interesting opportunity in the heart of Thorverton, one of the area's most popular and attractive villages. Set along Dinneford Street, opposite the church and within easy walking distance of the village's amenities, this detached bungalow enjoys a wonderfully convenient position, with established gardens, driveway parking and a garage. Thorverton has a thriving community, with two pubs, a primary school, a farm shop on the outskirts and a range of clubs and activities, while Exeter is only around six miles away. Whether you're looking for a manageable home to update and make your own, or have ambitions to create something entirely new, Sunnydale offers plenty of possibilities in a location that's always likely to appeal.

The existing accommodation is arranged entirely on one level, with two good-sized double bedrooms, a sitting room opening into a conservatory overlooking the rear garden, a kitchen, bathroom and separate WC. The rooms are well proportioned and the layout is practical, although there's certainly scope for a purchaser to modernise and put their own stamp on the property with the opportunity to extend (subject to planning).









Outside, the gardens are a lovely feature, with established planting, shrubs, fruit and vegetable growing areas and a pleasant outlook towards the stream beyond the rear boundary. There's space to enjoy the outdoors, whether gardening, relaxing or entertaining, while the driveway provides off-road parking and leads to a single garage, with a further useful outbuilding for storage. Offered with no onward chain, Sunnydale is a property with genuine potential, and a rare chance to secure a detached home with potential in such a well-established village setting.

Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Gas central heating

Construction: Brick

Listed: No

Conservation Area: Yes

Tenure: Freehold

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Agents' Notes:

Boundaries, Access & Parking:
Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Broadband & Mobile Coverage:
Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.

Digital Photo Enhancement/Virtual Staging:
Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, blue skies, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

Chain Status / Vacant Property:
We're informed by the seller that the property is intended to be sold with vacant possession. This information was correct at the time of listing but may change prior to sale.

Condition:
The sellers advise that the roof of the existing bungalow requires repair, and this has been taken into account in the guide price.







THORVERTON is a sought-after village excellently positioned for access to Crediton, Exeter, and Tiverton. The bucolic village centre is a pretty village green straddling a brook and surrounded by characterful properties. There are two local pubs (although one is closed and awaiting new manangement). For everyday essentials, the Exe Valley Farm Shop is a short drive from the village, it also has an excellent café and gift shop. There are also a doctor's surgery and an excellent C of E Primary school (OFSTED good), the village is in the Crediton, Queen Elizabeth's catchment area for secondary schooling. For those wanting to leave the car at home there are a number of bus services for access to Exeter and Tiverton.

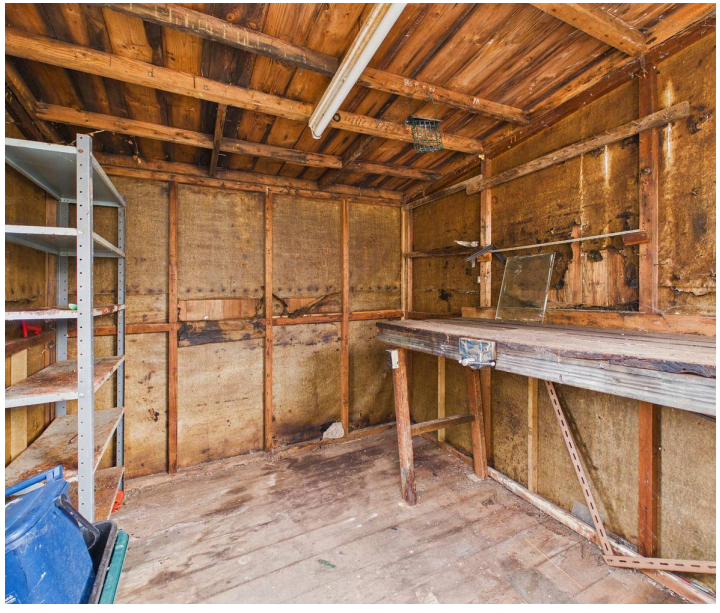
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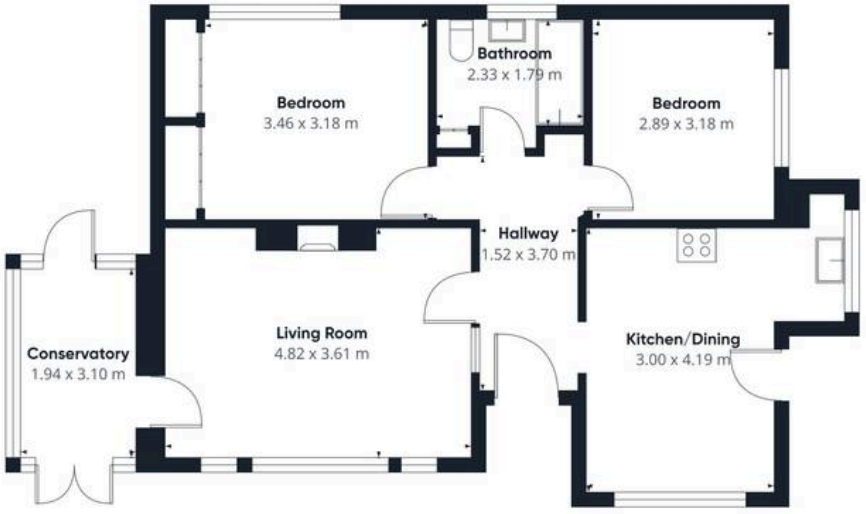
Use EX5 5NU or the what3words is ///olive.shin.pocketed

From the main road in Thorverton turn into The Bury opposite The Thorverton Arms. This turns into Dinneford Street. The property will be found on the right, opposite the church.









Floor 0 Building 1



Floor 0 Building 2



Floor 0 Building 3

HELMORES
SINCE 1499

Approximate total area(1)

95.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.