



naomi j ryan
estate agents



Detached



Bedrooms: 5



Bathrooms: 3



Receptions: 2



Gas Central Heating



Garage and Driveway



Front & Rear Gardens



Council Tax Band: E

Guide Price
£525,000 - £550,000 Freehold

20A Kennerley Avenue,

Whipton, Exeter, EX4 8BW

www.naomijryan.co.uk

GROUND FLOOR



1ST FLOOR



GARAGE



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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SUMMARY

Guide Price: £525,000 - £550,000:

A beautifully presented detached chalet bungalow featuring five double bedrooms, two with en-suites, situated on a sought-after residential road and accessible via a private driveway.

This home offers flexible and spacious living areas throughout, showcasing a large enclosed rear garden, with a garage and additional driveway parking.

Conveniently located, this property provides easy access to Exeter City Centre, supermarkets, Exeter Arena, and highly-rated nursery and schools, as well as local parks including Heavitree Park, which includes a Park Cafe. Transport links are superb, with straightforward access to the M5, A38, and A30. There are also bus routes and train stations nearby, including Polsloe railway station, which connects to Exeter Central, Digby & Sowton, Topsham, Exmouth stations, and Pinhoe station for national services to London. Additionally, McColls Convenience Store with a Post Office Counter is conveniently just around the corner on Pinhoe Road.

The generous accommodation features an entrance porch, hallway, a living room with a front aspect, a modern kitchen equipped with a range of shaker-style wall and base units, a breakfast bar, two built-in ovens, and an integrated dishwasher. There is also a separate utility room with direct access to the rear garden, and a spacious conservatory offering a lovely view of the rear garden. There are three double bedrooms on the ground floor, and a contemporary bathroom with a shower and wet room option. On the first floor, you will find two additional double bedrooms, both complete with en-suite shower rooms.

OUTSIDE

At the rear of the property, there is a spacious enclosed rear garden, primarily laid to lawn. Planted borders feature a diverse array of seasonal plants. The garden has two apple trees, a cherry tree, and a plum tree. There are also two goosberry bushes and a rhubarb plant. The garden stretches along the side of the property, where an area of decorative stone chippings is present, providing space for a greenhouse. Gated access is available on both sides of the bungalow, allowing entry to the front of the property. The front garden consists of decorative stone chippings and includes a pond.

In front of the property, there is a single garage, along with additional off-road parking available on the driveway.

AGENTS NOTE

Solar panels are installed and are owned outright.

MATERIAL INFORMATION

Construction notes: Brick.

Utilities: Mains water, electricity, drainage, and gas.

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>

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.



