



**Connells**

Cowley Bridge Road  
Exeter



## Property Description

*Offered to the market with no onward chain, this spacious two bedroom link-detached bungalow presents a fantastic opportunity for buyers looking to modernise and create a superb home in a desirable location.*

*The property is approached via a gated driveway, providing off-road parking and access to a single garage. Internally, the entrance hall leads to all principal rooms.*

*There are two generous double bedrooms, with the principal bedroom benefiting from an attractive bay-fronted window.*

*To the rear of the property, the spacious living room enjoys pleasant countryside views, creating a bright and relaxing space. The kitchen offers a range of fitted units and provides direct access to the rear garden, while the accommodation is completed by a family bathroom.*

*Outside, the rear garden offers a wonderful space to enjoy, featuring a large patio area, gravelled seating area and an extensive lawn, providing plenty of room for gardening, entertaining or family use.*

*A particular feature of the property is the substantial cellar beneath the bungalow, offering excellent storage or exciting potential for further use, subject to any necessary consents.*

*Requiring modernisation throughout, this property offers exceptional scope to renovate, improve and potentially extend, subject to the relevant planning permissions, allowing purchasers to create a home tailored to their own tastes and requirements.*

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hall

Airing cupboard, wall mounted radiator, doors to all rooms.

## Living Room

Double glazed rear aspect window, electric fireplace, wall mounted radiator.

## Kitchen

Large double glazed rear aspect window with countryside views. wall and base units, work surfaces, oven and gas hob, sink unit, space for appliances, door to garden, wall mounted radiator.

## Bedroom 1

Double glazed front aspect bay window, fitted wardrobes, wall mounted radiator.

## Bedroom 2

Double glazed front aspect window, wall mounted radiator.

## Bathroom

Double glazed front aspect window, bath with shower over, low level toilet, wash hand basin, extractor fan, wall mounted radiator.

## Front Garden

Mature shrubs, flowers, path to front door.

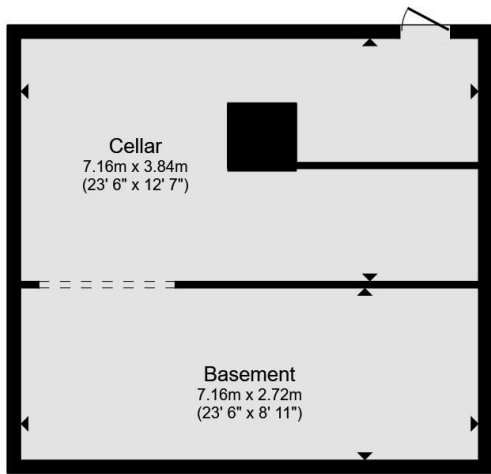
## Rear Garden

Steps down from kitchen door to enclosed garden with large lawn, mature shrubs, gravel and patio sitting areas.

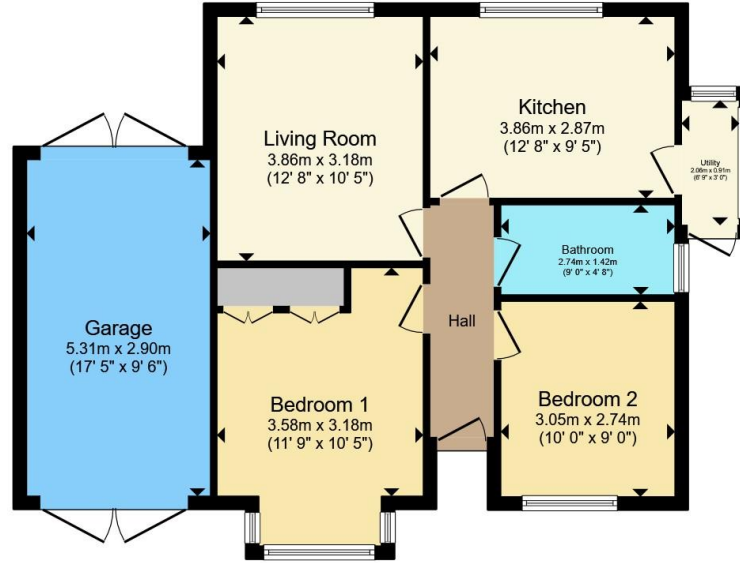
## Parking

Garage with up and over door and rear access to garden, driveway with front gates.





**Cellar**



**Ground Floor**



Total floor area 120.8 m<sup>2</sup> (1,301 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01392 221 331**  
**E [exeter@connells.co.uk](mailto:exeter@connells.co.uk)**

8-9 South Street  
 EXETER EX1 1DZ

EPC Rating: Council Tax  
 Awaited Band: C

**view this property online [connells.co.uk/Property/EXR317944](http://connells.co.uk/Property/EXR317944)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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