



## Gloucester Road, Exeter, EX4 2EE

£300,000

A semi-detached, 3 bedroom bungalow with far reaching views situated in the popular residential area of Exwick. The property benefits from 3 bedrooms, bathroom, sitting room, kitchen, enclosed garden, and garage.

**Winkworth**

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## The Property:

The entrance porch leads you into a hallway with doors to the sitting room and kitchen.

A good sized open-plan sitting room, a lovely light room, views of the front garden and far reaching views beyond.

The kitchen is equipped with fitted appliances, including a standalone oven, space for a fridge freezer, and washing machine, matching wall and base units. Stainless steel sink with mixer tap, views over the front aspect, radiator.

Door through to the cloakroom and back door giving access to the garage and rear garden.

Door through to the hallway with doors giving access to the bedrooms and family bathroom. Airing cupboard and access to the loft which is fully insulated.

The master bedroom is a good sized double with views over the rear garden. Bedroom two is another bedroom with built in wardrobe with views over the rear garden,

while bedroom three is a double which could double as a convenient office space, built in wardrobe with views over the rear garden.

The family bathroom is a modern white suite, low level WC, pedestal wash hand basin and corner shower, fully tiled.

Outside - the property has a low maintenance gravel garden, herringbone driveway granting easy access to both front, back doors and rear garden. An enclosed gravel rear garden, garden shed with power, and a handy outside tap. Garage housing the boiler with power, with up-and-over door completes the package.

Council Tax Band D

Mains Electric, Gas Water & Drainage

Situated in the sought-after area of Exwick, this bungalow offers a multitude of nearby amenities, including a convenience store, Exwick Heights Primary School, a pharmacy, and a local GP surgery.

PLEASE NOTE:



## AT A GLANCE:

Three Bedroom Semi Detached Bungalow

Large Sitting room

Shower Room

Family Bathroom

Downstairs Cloakroom

Garage

Driveway

Lovely Location

Close to Transport Links

NO CHAIN

## PROPERTY INFORMATION:

Freehold

Council tax Band: D

Mains Electric, Gas, Water and Drainage.

Phone: Full Coverage

Internet: Superfast fibre broadband up to 40mbps.

Fibre to the cabinet



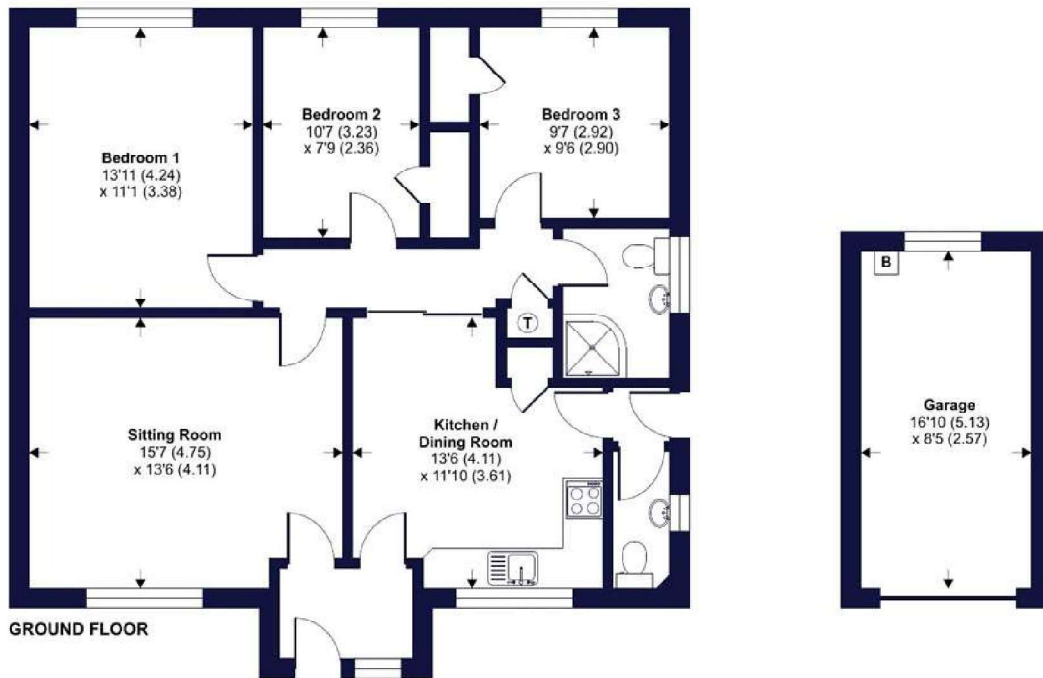
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Approximate Area = 919 sq ft / 85.3 sq m

Garage = 143 sq ft / 13.3 sq m

Total = 1062 sq ft / 98.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Winkworth. REF: 1039298



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
A (92+)			
B (81-91)			85
C (69-80)			
D (55-68)		65	
E (39-54)			
F (21-38)			
G (1-20)			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



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