



Bunker Square, Exeter, EX2 7SH

£475,000

A spacious and well presented four bedroom detached family home with generous living space, a large garden, and excellent modern features throughout.

Winkworth

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Nestled within a peaceful residential enclave of Exeter, this well appointed detached family home offers a harmonious blend of spacious comfort and practical living. Beautifully maintained throughout, the property benefits from generous proportions and thoughtful design in every room.

The ground floor opens into a bright and welcoming entrance hallway leading to a generous sitting room that is filled with natural light. French doors open directly onto the rear garden, creating a seamless flow between indoor and outdoor living, perfect for entertaining or relaxing during the warmer months. The spacious kitchen offers ample cupboard space, generous work surfaces, and dedicated spaces for freestanding appliances, making it highly functional for family life. Adjacent to the kitchen is a convenient downstairs cloakroom.

Upstairs, the property boasts four well proportioned bedrooms. Bedroom One benefits from its own private ensuite shower room, while the remaining three bedrooms are served by a modern family bathroom, offering a clean and contemporary finish.

Externally, the home continues to impress. A private driveway provides off-road parking for multiple vehicles and leads to an attached garage, offering further storage or workshop potential. The rear garden is particularly generous in size, predominantly laid to lawn with a patio area directly accessed from the sitting room. This outdoor space is ideal for al fresco dining, children's play, or simply enjoying the tranquillity of the surroundings.

Additional features include new boiler, EV charging, double glazing throughout, gas central heating, and excellent access to local schools, shops, and transport links.

Situated in a quiet and desirable residential area, this attractive property offers the perfect blend of comfort, practicality, and outdoor space, ideal for growing families or those looking to upsize.

PLEASE NOTE.

Our business is supervised by HMRC for anti-money laundering purposes. If your offer to purchase a property is accepted, you will be required to meet the necessary checks under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. This includes ID verification, anti-money laundering compliance, and source of funds checks. A fee of £25 (inc. VAT) will be charged for each verification carried out.

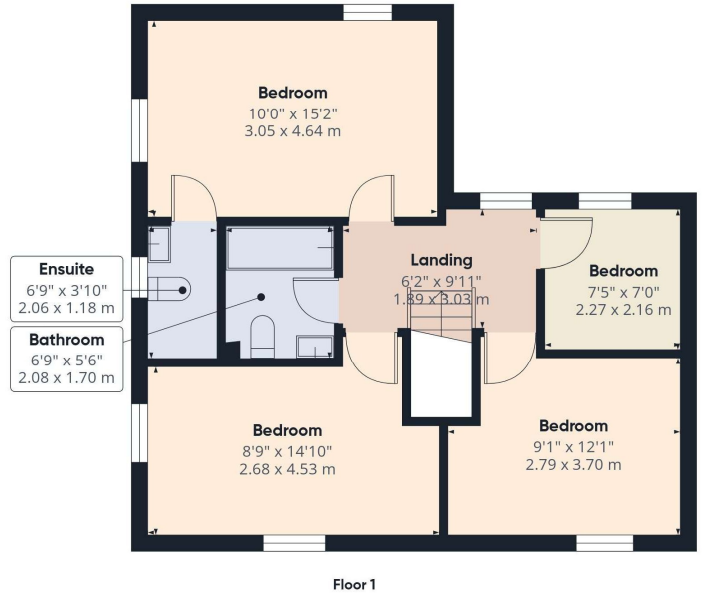


At a Glance:

Detached House with Garage
 Four spacious bedrooms
 Sitting room with French doors to the garden
 Family Bathroom and Downstairs Cloakroom
 Generous Modern Kitchen
 Large Private Rear Garden
 Driveway Parking
 Located in a quiet, sought after residential area
 Excellent access to local schools, shops, and
 commuter links

PROPERTY INFORMATION:

FREEHOLD
 COUNCIL TAX: Band E
 SERVICES: Mains Electric, Water & Drainage
 BROADBAND: Full Fibre Broadband
 MOBILE: Signal Dependant on Provider
 HEATING: Mains Gas Central Heating



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 88 B | 89 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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