



Rosebarn Lane, Exeter, EX4 5DG

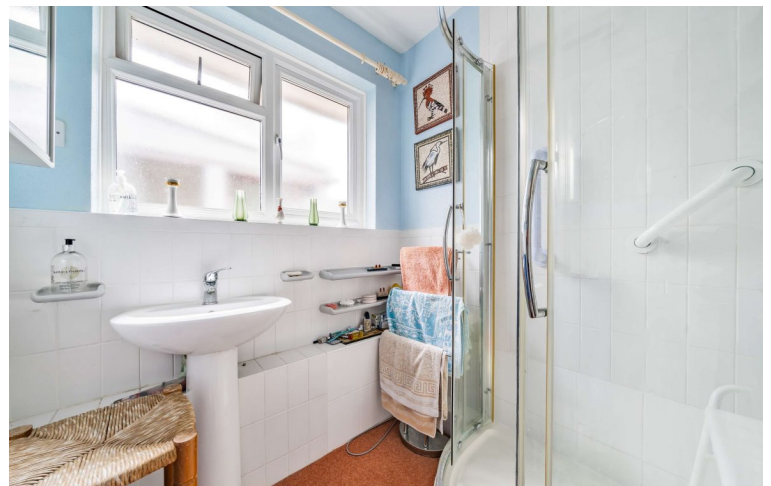
An attractive and spacious three double bedroom detached bungalow with beautiful secluded gardens in a sought after location.

Winkworth

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Description:

An opportunity to acquire a spacious three bedroom detached bungalow located in a highly desirable area, convenient to Exeter city centre. Large entrance porch, three double bedrooms, modern shower room, good sized sitting room. modern kitchen, garage, two separate WCs. Enclosed rear garden enjoying a high degree of privacy, driveway. Viewing highly recommended.

Accommodation:

Double glazed front door leads to:

Entrance Porch: Cloak hanging space. Original partially glazed front door leads to:

Reception Hall: Cloak hanging space. Access to roof space. Storage cupboard, with fitted shelving. Door to:

Sitting Room: A good sized light and spacious room with tiled feature fireplace, raised tiled hearth and mantel over. Television aerial point. Two radiators. Coved ceiling. Large double glazed windows to the front aspect.

Kitchen: A quality fitted modern kitchen comprising a range of wall and base units. 1½ stainless steel sink unit with single drainer set within work surface with mixer tap. Fitted electric double oven/grill, electric hob with extractor over. Space for upright fridge freezer. Larder and cylinder cupboard. Large double glazed window to front aspect, double glazed door to side elevation.

Bedroom: A good sized double, large fitted wardrobes, dado rail, radiator, double glazed window with views over the wonderful garden.

Shower room: Modern corner shower, fully tiled shower with sliding doors and fitted electric shower unit. Pedestal wash hand basin with tiled splashback. Radiator. Extractor fan. Obscure double glazed window to side aspect. Separate low level WC.

Bedroom 2: Another Double room, double glazed window to side aspect radiator.

Bedroom 3: Fitted cupboards with sliding doors, cupboards above, dado rail, views over garden. Radiator.

Utility Room: WC & utility area, low level WC, wash handbasin, wall and base units and plumbing for a washing machine.

Sun Room: A lovely large reception area with French doors, ramp giving access out to the garden.

Outside:

To the front of the property is a good size shaped area mostly laid to lawn with well established flower/shrub bed. Access to front door. Private herringbone driveway provides a good size off street parking. Garage, housing the boiler and smart meters. Up and over door, power and light.

Side gates providing access to the beautiful rear garden, which is a particular feature of the property, providing a high degree of privacy whilst consisting of a neat shaped area of lawn. Well stocked flower/shrub bed stocked with a variety of maturing shrubs, plants, flowers and trees. Timber shed, pond and greenhouse. Outside light. To the right side elevation of the bungalow is a further paved pathway with water tap and gate providing access to the front elevation.



At a glance....

Three Double Bedrooms

Large Sitting Room

Kitchen Dining Room

Conservatory

Large Shower Room

Cloakroom

Utility Room

Solar Panels

Beautiful Private Gardens & Views

Garage & Driveway

PROPERTY INFORMATION:

Freehold

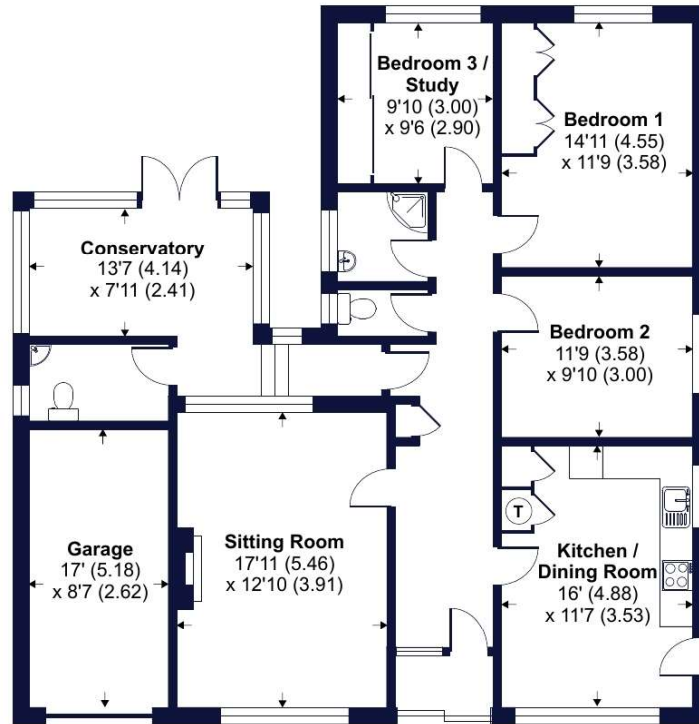
Council Tax Band: E

Mains Electric, Gas, Water and Drainage

Rosebarn Lane, Exeter, EX4

Approximate Area = 1424 sq ft / 132.3 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Winkworth. REF: 1040807



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A (92+)			
B (81-91)			88
C (69-80)		76	
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
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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