



## Jericho Street, Thorverton, EX5 5PA

A rare opportunity to purchase a detached two bedroom bungalow located in the heart of the popular village of Thorverton with great development potential and large detached workshop/garage.

**Winkworth**

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## Description:

Covered entrance canopy with part glass panelled UPVC door leading to the entrance porch with two storage cupboards and door to WC, consumer unit.

Door into the kitchen with a range of wall and base units, sink with mixer tap, free standing oven and space for a washing machine and dish washer. Easy access to the loft which could be converted (subject to planning).

Just off the kitchen is the dining room, a lovely light room with views over the garden and sliding doors out onto the patio area.

Door into internal hallway leading to the sitting room, both bedrooms, bathroom and the sunroom.

The sitting room has a working fireplace with stone surround, dual aspect windows with views over the garden and village beyond.

Bedroom one is a good sized double with large window with views over the side aspect.

Bedroom two is another good sized double with built in wardrobes and window, views over the side aspect.

Family bathroom with panel bath, separate shower, wash hand basin with vanity unit, low level WC and opaque window.

Sun room, south facing double glazed UPVC with door out onto the patio area.

Gas central heating with radiators in every room.

## Outside:

Driveway with ample parking for multiple cars.

Large patio with garden mainly laid to lawn, mature shrubs and plants and pathway surrounding the property.

Substantial detached workshop/garage (11m x 5m) with power.

## SERVICES:

Mains gas, electric and water services.

PV panels (South facing 3.6kW). Feed in tariff 42p/kWh.

## Please Note:

Prospective purchasers should note that there are cracks in the kitchen and porch walls. Surveys relating to these are available from our office.

## PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use Thirdfort to undertake automated ID verification, AML compliance and source of funds checks. A charge of £10 is levied for each verification undertaken.



## At a glance.....

Detached Two Bedroom Bungalow

Large Workshop with Power

Kitchen

Two Reception Rooms

Family Bathroom

Sun Room

Lovely Gardens

Tucked Away Village Location

Some Modernisation is Required

Sought After Location

No Onward Chain

## PROPERTY INFORMATION:

Freehold

Council tax Band: D

Mains electric, gas, water and drainage

# Ridgemans, Jericho Street, Thorverton, Exeter, EX5

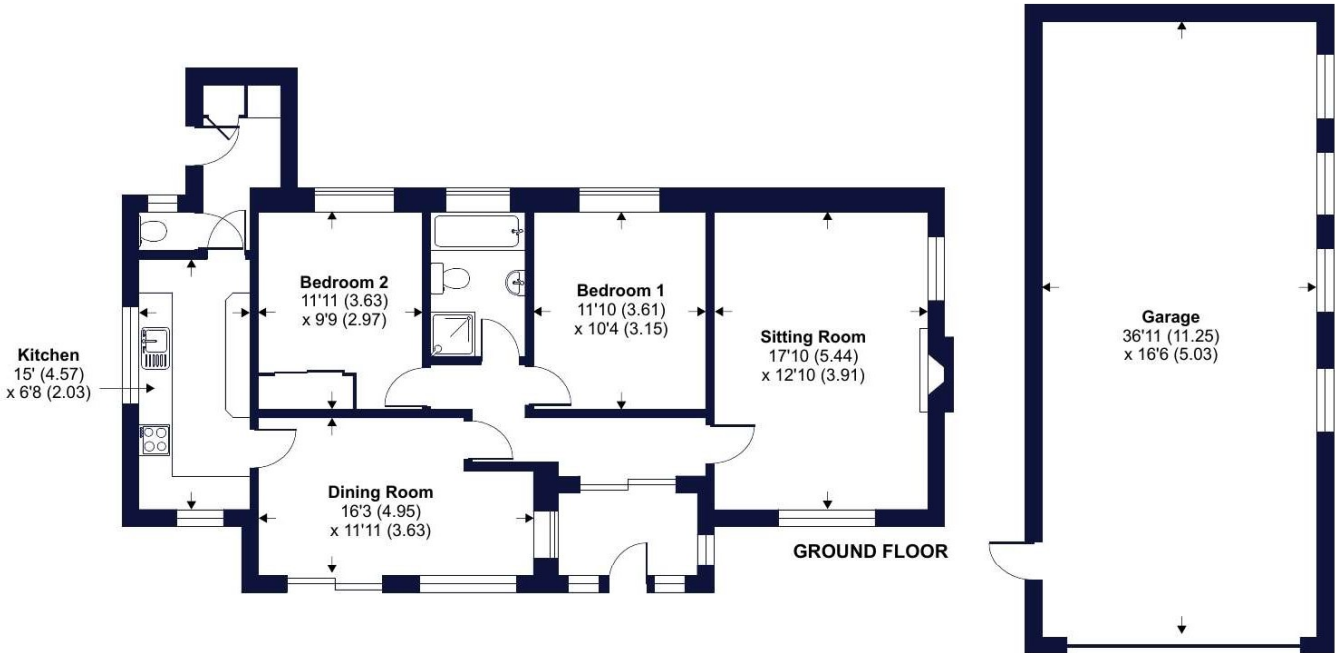


Approximate Area = 985 sq ft / 91.5 sq m

Garage = 610 sq ft / 56.6 sq m

Total = 1595 sq ft / 148.1 sq m

For identification only - Not to scale



**Certified  
Property  
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Winkworth. REF: 991399

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