



Dunsford Gardens, Exeter, EX4 1LN

Guide Price: £499,999

A stunning five bedroom family home with two reception rooms, private rear garden and off-road parking offered to the market for the first time in ten years. NO ONWARD CHAIN.

Winkworth

Winkworth.co.uk

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675
tiverton@winkworth.co.uk



Description

Offered to the market for the first time in ten years, the property has been extended and fully renovated by the current owners to create a stunning five bedroom house with plenty of space for families of all sizes.

Ground floor:

The property is accessed via the driveway with a small slope.

Kitchen/Dining Room: Tile flooring, a mixture of wall and base storage units with wooden work surfaces. Fitted appliances include an extractor fan, dishwasher, fridge/freezer and sink. There is further space for a range style oven. Large sliding doors provide direct access onto the patio/barbeque area and private rear garden.

Utility Room: Mixture of wall and base storage unit, roll top work surfaces, plumbing for a washing machine and space for tumble dryer.

Downstairs Cloakroom; Low level WC and wash handbasin.

Family Room: Open plan living space, wooden flooring, feature fireplace and radiator.

Sitting Room; Large sitting room, bay window overlooking the front aspect, carpet flooring, feature fireplace with open fire and radiator.

Bedroom five/study: Double bedroom which could be used as fifth bedroom or study, window overlooking the front aspect and radiator.

First floor:

Bedroom One; Large double bedroom, carpet flooring, radiator, picture window overlooking the rear aspect.

En-Suite; Stand in shower cubicle, low level WC and wash basin.

Bedroom Two; Further double bedroom, dual built in wardrobe, carpet flooring, radiator and bay window overlooking the front aspect.

Bedroom Three; Carpet flooring, radiator and windows overlooking front aspect.

Bedroom Four; Further double bedroom, carpet flooring, radiator and window overlooking the rear aspect.

Family Bathroom; Bath with stand over shower and screen, low level WC and wash hand basin.

Outside:

The rear access leads out to a large, raised patio area perfect for barbeques and use all year around.

The rest of the rear garden is laid to lawn and stocked with a mixture of mature plants and shrubs,

Driveway to the front of the property.

Location:

Exeter is a vibrant small city that really packs a punch with its many restaurants, shops, pubs, bars and historical sights. The rest of the country is easily accessible from Exeter due to its many transport links including two train lines to London (London Paddington 120 minutes), Exeter airport and the M5 motorway.



At a glance....

- Five bedrooms
- Semi-detached
- Three reception rooms
- Off-road parking
- Private rear garden
- EPC: C
- No onward chain.

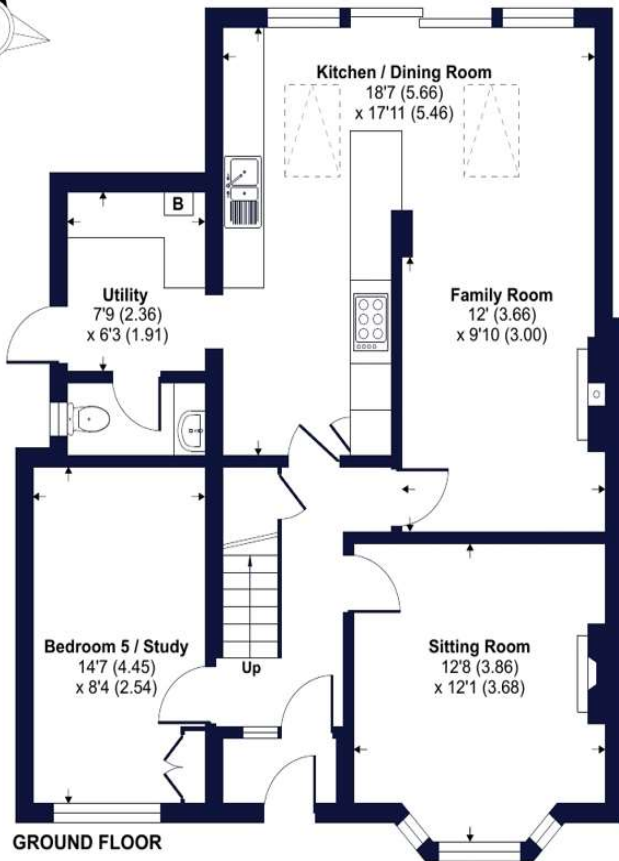
PROPERTY INFORMATION:

- Freehold
- Council tax Band: D
- Mains electric, gas, water and drainage.
- Broadband: Ultrafast Broadband is available (checked on openreach) with fibre to the cabinet.
- Mobile: We understand that full mobile coverage is available (checked on Ofcom)
- Restrictive covenants: There are restrictive covenants on this property, please contact us for more information.

Dunsford Gardens, Exeter, Devon, EX4

Approximate Area = 1494 sq ft / 138.7 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: 1062159



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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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