



Buckerell Avenue, Exeter, EX2 4RA

Guide price: £475,000

A rare opportunity to purchase a two bedroom detached bungalow, on a quite cul-de-sac located in the heart of the highly sought after area of St Leonards. Located on a sizable plot the property offers tremendous potential for renovation or even a building plot. NO ONWARD CHAIN.

Winkworth

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Description:

A rare opportunity to purchase a two bedroom detached bungalow set within the heart of St Leonards. Located on a quiet cul-de-sac and with a large plot there is tremendous potential through renovation, extension and even a potential building plot.

The Property:

The property is accessed via a flat path leading from the driveway.

Sitting Room: Carpet flooring, radiator and double French doors leading into the conservatory.

Kitchen: Comprising of a mixture of wooden wall and base storage units. Integral oven, hob and plumbing for further appliances. Dual aspect windows.

Dining Room: Carpet flooring, dual aspect windows and radiator.

Bedroom one: Large double bedroom, carpet flooring, radiator and large bay window overlooking the front aspect.

Bedroom two: Further double bedroom, carpet flooring, radiator and rear facing window.

Bathroom: Bath with stand over shower, low level W/C and wash basin.

Outside:

Large private rear garden which is mostly laid to lawn and stocked with a mixture of mature shrubs and plants. Side access to the rear garden.

Off-road parking via the driveway at the front of the property.

Location:

Buckerell Avenue is located within the heart of the highly sought after residential area of St Leonards, widely considered as the most attractive and convenient area of the city, due to its fantastic local amenities, independent shops and close proximity to Exeter city centre.

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.

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



At a glance...

- Detached Bungalow
- Two bedrooms
- Quiet cul-de-sac
- Tremendous potential for renovation
- Potential building plot
- Off-road parking
- Large private rear garden
- Located within the heart of St Leonards

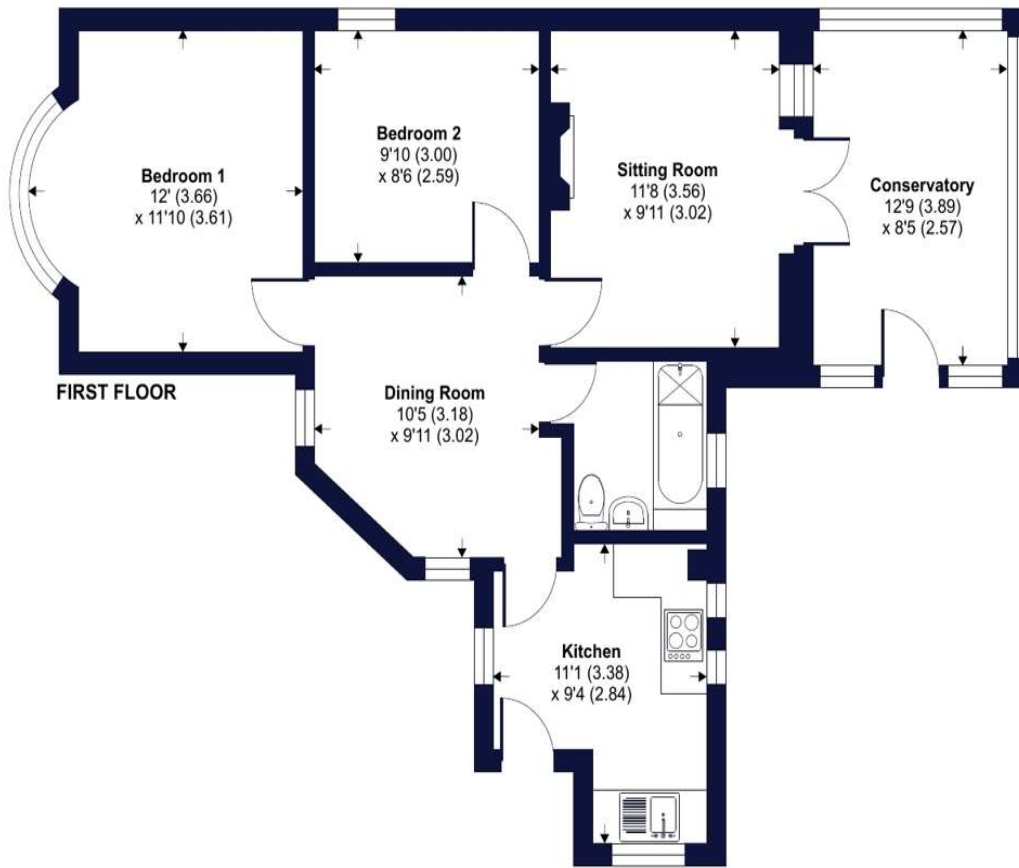
PROPERTY INFORMATION:

- Freehold
- Council tax Band: C
- Mains electric, gas, water and drainage.
- Broadband: Ultrafast full fibre broadband available (checked on openreach) fibre to the premises.
- Mobile: We understand that coverage is available from most providers, please contact us for more information.
- Restrictive covenants: We understand there are restrictive covenants on the property, please contact us for more information.

Buckerell Avenue, Exeter, EX2

Approximate Area = 714 sq ft / 66.3 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 2024. Produced for Winkworth. REF: 1077713

Winkworth

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	83
(69-80) C	
(55-68) D	
(39-54) E	42
(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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