



Matford Avenue, Exeter, EX2 4PL

£525,000

This Two Bedroom bungalow is a rare find, full of character and opportunity. With a garage, off street parking, and a generous plot, it offers the perfect base to create a beautiful home in a sought after postcode. While it does require updating throughout, the scope to add value is clear, and with the right vision, this property could be something truly special.

Winkworth

Winkworth.co.uk

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675



A wonderful chance to breathe new life into this two bedroom bungalow in a highly desirable Exeter location. With generous garage space, off street parking, and excellent potential to modernise, this property offers an ideal canvas for those looking to create their perfect home, investment or downsize without compromise.

Property

As you arrive, you're welcomed by a spacious driveway offering off road parking, leading to a single garage, ideal for secure storage or future conversion (subject to planning). The frontage is neat and well positioned, offering privacy from the road and a pleasant first impression.

Stepping through the front door, you enter a large hallway that gives access to all main rooms, a traditional and practical layout. Immediately to your left is the main living room, a bright and well proportioned space with a three large windows that flood the room with natural light. With some cosmetic updates, this could become a cosy, modern lounge perfect for relaxing or entertaining.

Adjacent to the living room, you'll find the kitchen, currently functional but ready for a full refresh. There's ample space here to redesign to your taste, whether that's sleek and contemporary or something more classic.

Moving through the bungalow, there are two double bedrooms, one with built in wardrobes. Both benefit from generous proportions and natural light, offering plenty of potential to create calm and comfortable retreats.

The bathroom sits to the left on the second bedroom and offers excellent renovation potential. Whether you prefer a walk in shower, bath, or a combination of both, this is a space that could be transformed into a stylish, modern suite.

To the rear, the property boasts a private garden that is ripe for landscaping. There's plenty of room to create a patio, lawn, or vegetable beds.

With strong bones and huge potential, this property is ideal for downsizers, developers, or first time buyers looking for a project in a fantastic location. Matford Avenue is well connected, close to excellent local amenities, schools, green spaces, and just a short drive from Exeter city centre.



At A Glance:

Incredible Renovation Project

No Onward Chain*

Two Double Bedrooms

Large Sitting Room

Spacious Kitchen/Dining Room

Good Size Bathroom

Garage

Driveway Parking

Front and Rear Garden

PROPERTY INFORMATION:

COUNCIL TAX: Band E

SERVICES: Mains Electric, Water & Drainage

BROADBAND: Full Fibre Broadband. Checked on Openreach October 25

MOBILE: Signal Dependant on Provider

HEATING: Gas Central Heating

LISTED: No

TENURE: Freehold



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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