



Stoke Valley Road, Exeter, EX4 5HG

£450,000

A beautifully maintained three bedroom detached bungalow in a wonderful elevated position within the much favoured area of Pennsylvania and with superb far reaching views. This bungalow is being sold with no onward chain.

Winkworth

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The Property:

Description:

Entrance Porch: Double glazed door giving access into the porch.

Hallway: Doors leading to.....

Sitting Room: A large living space with an electric fireplace with marble surround. Radiator, carpet flooring and double glazed windows to rear aspect into the conservatory.

Dining Area: Large window with views to the rear, a great area to take in the views of Pennsylvania and the countryside beyond.

Conservatory - A useful extra space with patio doors which lead out to the outside seating area, laminate flooring.

Kitchen - Good selection of cream wall and base units, stainless steel sink with mixer tap, integrated electric oven, gas hob with extractor over. Integrated washing machine and dishwasher and microwave. Tiled splashback.

Bedroom One - A large double bedroom with a double glazed window to rear aspect, large mirrored wardrobes. Radiator and carpet flooring.

En-Suite: A modern suite with basin in a vanity unit, corner shower with mains shower, low level WC, glass fitted shelf, shaver point. Extractor, towel rail and radiator.

Bedroom 2 - Double glazed window to front aspect, radiator and carpet flooring.

Bedroom 3 - The final bedroom is again of a good size, fitted mirrored wardrobes. Double glazed window to front aspect, radiator and carpet flooring.

Outside - A slope from the driveway lead down to the property with side access to the garden. The garden at the rear has lovely views. Steps down from the seating area lead down to and lawned area with further steps down to the bottom section of the garden. To the front is driveway with parking for several cars and a double garage with power, one of the garages has been used as a workshop.

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....

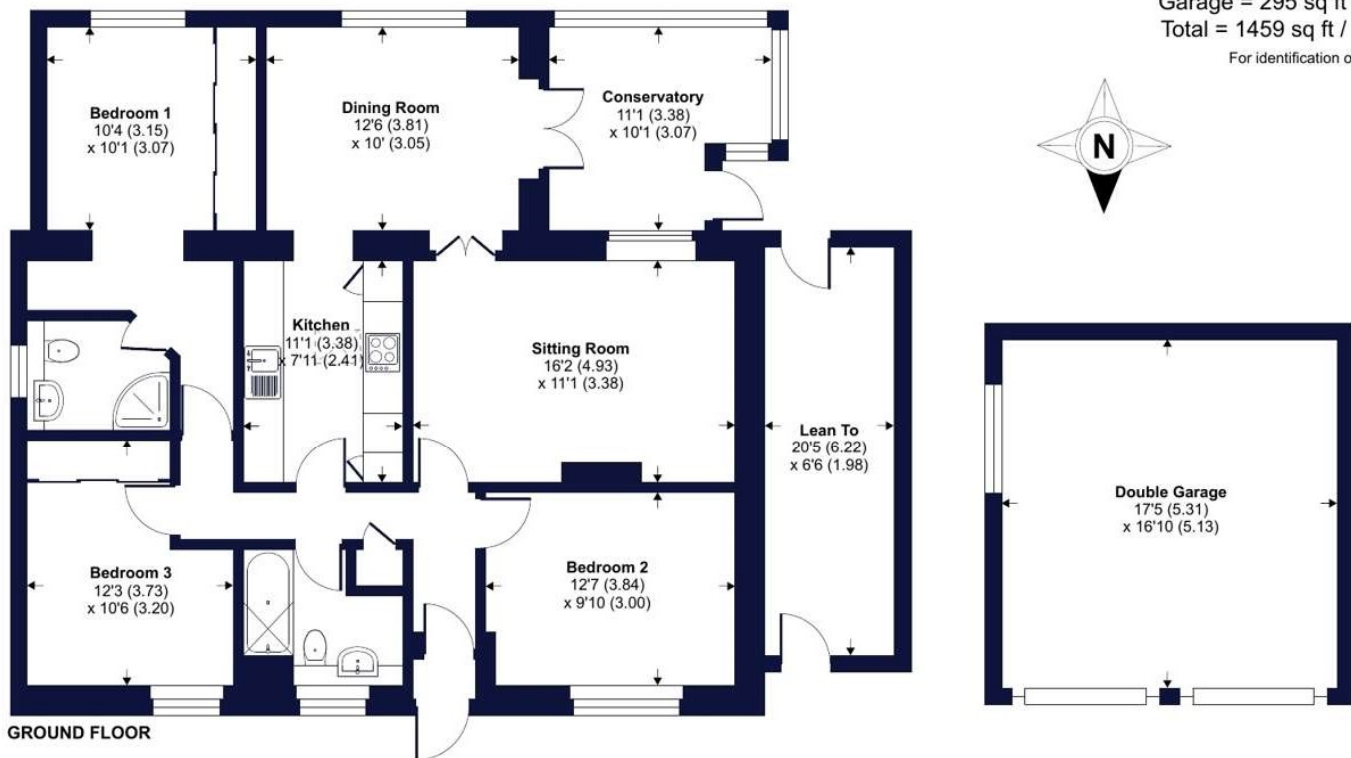
Detached Bungalow
Three Double Bedrooms
Bedroom One with En Suite Shower Room/WC
Entrance Lobby Hallway
Modern Fitted Kitchen
Sitting/Dining Room
Conservatory
Enclosed Rear Garden with Side Access
Beautiful Views
No Onward Chain

PROPERTY INFORMATION:

Freehold
Council Tax Band: D
Mains Electric, Gas, Water and Drainage
Phone: Full Coverage
Internet: Superfast fibre broadband up to 36mbps available. Fibre to the cabinet

Stoke Valley Road, Exeter, Devon, EX4

Approximate Area = 1164 sq ft / 108.1 sq m (excludes lean to)
 Garage = 295 sq ft / 27.4 sq m
 Total = 1459 sq ft / 135.5 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: 1078294



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	69	
(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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