



Dunrich Close, Exeter, EX2 4TQ

Guide Price: £575,000

An exciting opportunity to purchase this link attached bungalow situated on a quiet road with only two other properties in the heart of St Leonards. No onward Chain.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

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



Description

A rare opportunity to acquire a link detached bungalow on a level plot situated within the heart of St. Leonards and within easy walking distance of the popular Magdalen Road shops and restaurants.

The property would benefit from some updating to create a superb residence in this first-class, sought-after area. A particular feature is the secluded southerly rear garden.

The garden can also be enjoyed from the living room via double glazed sliding patio doors providing direct access. There's plenty of parking and with the added bonus of a garage.

The accommodation comprises.....

Entrance door into...

Entrance Hall: Parquet flooring. Access to insulated roof space, partially boarded and fully insulated - there is sufficient space to allow the possibility of conversion in to two further rooms (subject to planning).

Living room: UPVC double glazed sliding patio doors virtually the full length of one wall enjoying a lovely southerly aspect with wonderful views over the rear garden. Double glazed picture window.

Cloakroom: Low level WC, basin, obscure window to side aspect.

Kitchen/breakfast room: UPVC double glazed window overlooking the south-facing rear garden. Stainless steel sink with mixer tap. A selection of wall and base units. Gas hob with extractor over. Double electric oven, space for fridge/freezer and dishwasher. Space for a table and chairs. Door to utility area.

Utility Room: A very useful room, Large worktop area, stainless steel sink, two large cupboards with shelving, room for washing machine and tumble drier, door giving access onto the rear garden.

Bedroom One: A spacious room overlooking the front garden. Two double glazed windows. Fitted wardrobes and drawers. Jack and Jill door through to the family bathroom.

Bathroom: White modern suite comprising large walk in shower with glass screen, wash hand basin, WC in a vanity unit with mirror and lights. Tiled floor. Obscure window to side aspect.

Bedroom Two: Double glazed bay window, radiator.

Outside:

Good sized herringbone driveway with parking for several cars, level lawned area to one side with well established borders. The garage is separate to the house with up and over door. The rear garden is a wonderful feature of the property, with a southerly aspect receiving the sun throughout the greater part of the day. Mostly laid to lawn with well stocked flower and shrub borders. Flagged patio. Garden shed with shelving.



At a glance....

- Two Bedroom Link Detached Bungalow
- Secluded St Leonards Location
- A Short Walk to Shops & Restaurants
- Good Sized Sitting Room with Patio Doors
- Large Kitchen
- Utility Room
- Family Bathroom
- Private Driveway and Garage
- Beautiful Private Fully Enclosed Garden
- Garden Shed
- No Chain

PROPERTY INFORMATION:

Freehold
Council Tax Band: D
Mains Electric and Gas, Warm Air Heating System,
Mains Water and Drainage.

Internet: Standard broadband is available (checked on openreach) with ADSL copper broadband.

Mobile: We understand that full mobile coverage is available (checked on Ofcom)

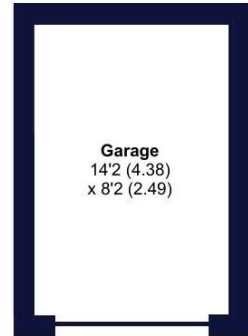
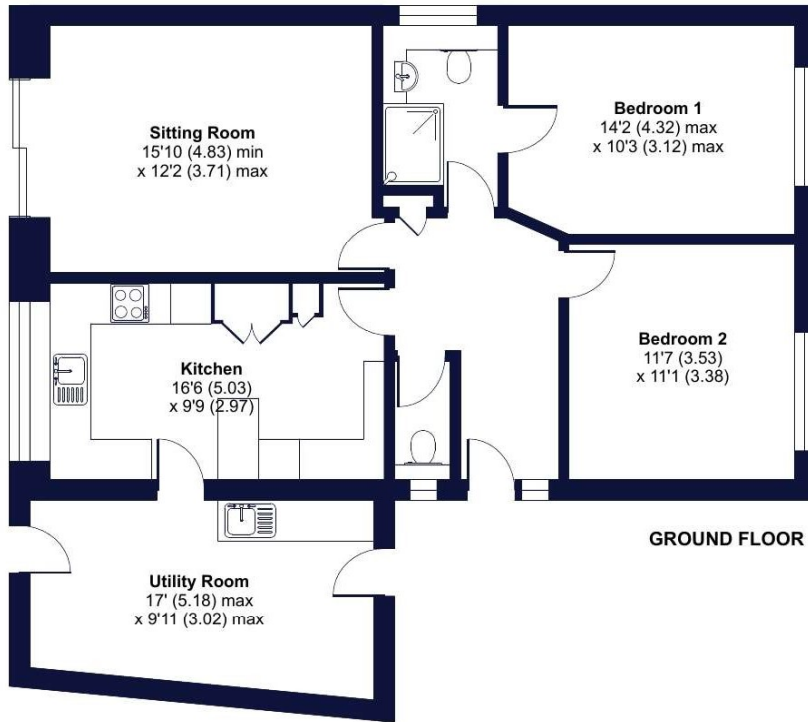
Dunrich Close, Exeter, EX2

Approximate Area = 983 sq ft / 91.3 sq m

Garage = 116 sq ft / 10.7 sq m

Total = 1099 sq ft / 102 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1152201



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	62	
(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.



Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

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