



Old Rydon Lane, Exeter, EX2 7JZ

£695,000

Tucked away on the picturesque Old Rydon Lane, Elm Cottage is a spacious chalet bungalow situated in the district of Countess Wear. The accommodation comprises of hall with large store room, open plan kitchen/dining room, sitting room, three double bedrooms - two being en-suite and family bathroom. Parking is at the front, single garage, lawned rear garden with large decked area with views over the golf course.

Winkworth

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Accommodation: The well presented and spacious accommodation comprises; Upvc partly glazed entrance door.

Entrance Hall - Large entrance hall with lantern skylight, doors to store room and garage. Double doors opening to the kitchen/dining room.

Store Room - Sizeable store room with shelves. Wall mounted gas fired boiler.

Sitting Room - A good sized room with bay window looking over the garden, door to:

Open Plan Kitchen/Dining Room - Fully glazed door leading to a large decked terrace and garden. Window to the rear with views over the garden. Ceramic tile effect vinyl flooring.

The modern kitchen comprises of wall and base units, stone effect worktops and splashback. Sink with mixer tap, fridge/freezer, washing machine, dryer, oven and microwave oven, ceramic hob and dishwasher.

Opening from the kitchen is the good sized dining area. Doors leading off.

Bedroom One - Double room, window to the front aspect and a fully glazed door accessing the side of the property, door leading to:

En Suite Bathroom - Fully tiled walls to vinyl flooring, obscured glazed windows. The bathroom suite comprises;

panel bath, hand basin, WC and walk-in shower/wet area. Ladder style heated towel rail.

Bedroom Two - Double room, accessed from an inner hallway leading off the kitchen/dining room. Double in size, window looking over the garden and glazed door leading to the garden.

Bathroom - Modern white suite comprising; bath, wash hand basin, WC and shower cubicle. Fully tiled walls, obscured window.

Stairs & Landing - Understairs storage and the airing cupboard. Stairs up to.....

Bedroom Three - Double room with sloping ceiling, two skylights and a Dormer window enjoying views over the golf course. Fitted sink unit with two burner electric hob and microwave oven. Ideal home office or teenagers bedroom. Door leading to:

Bathroom - Modern white suite comprises; panel bath, WC and hand basin. Splashback, Skylight window.

Outside - To the front of the property there is a good sized, brick, block, paved off-road parking area, railings leading to the side walkway and accessing the garden. Single garage with power and internal door leading to the entrance hall. To the rear the garden is mainly laid to lawn with a large decked terrace, mature hedging gives the feeling of privacy and behind the garden there is the golf course.

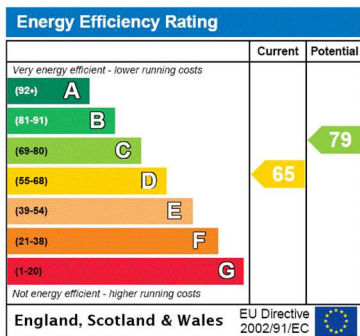


At a glance....

- Detached Home
- Three Double Bedrooms
- Two Ensuite Bathrooms
- Family Bathroom
- Parking for Several Cars
- Garage
- Gas Central Heating
- Double Glazed Throughout
- Fantastic Views over the Golf Course
- Great Transport Links

PROPERTY INFORMATION:

- Freehold
- Council Tax Band: F
- Mains Electric, Gas, Water and Drainage
- Broadband: Ultrafast. Approx. Download speed 1800 Mbps and Upload speed 220 Mbps.
- Mobile signal: Several networks currently showing as available at the property.



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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