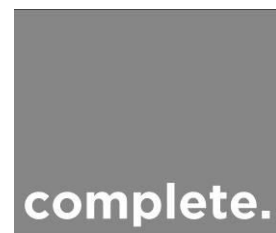




A three bedroom, detached bungalow with fabulous front and rear gardens, located in Exeter.

6 Summer Lane | Exeter | EX4 8BY



thoroughly good property agents



PROPERTY TYPE

Detached bungalow



SIZE

749 sq ft



LOCATION

Village



AGE

1980s to 1990s



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas central heating



PARKING

Off road parking



OUTSIDE SPACE

Landscape gardens



EPC RATING

74 (C)



COUNCIL TAX BAND

D



in a nutshell...

- Gas central heating and double glazing
- Spacious living room
- Modern kitchen/diner
- Good sized bedrooms
- Master bedroom ensuite
- Beautifully landscaped garden
- Off road parking
- Convenient location
- Close to amenities





the details...

A fabulous modern, detached bungalow with three bedrooms, master en suite, an enclosed garden and parking, in a convenient location close to shops and amenities in the Whipton area of Exeter.

A wrought-iron gate leads onto a paved path to the entrance, sheltered beneath a storm porch, at the front of the property. Inside, it is well-presented with light and neutral décor throughout and feels warm and welcoming with gas central heating and double glazing.

The entrance hallway is carpeted, has two built-in cupboards and doors to all principal rooms. A modern kitchen/dining room has a tiled floor and plenty of light from dual-aspect windows. There are wood-effect worktops on three sides and a range of elegant high-gloss cream fitted base, drawer and wall units providing ample cupboard space complete with under-cabinet feature lighting. A built-in fan-oven has a gas hob, a stainless-steel splashback and extractor hood above, and integrated appliances include a dishwasher and fridge/freezer, and a gas combi-boiler, within a matching wall cabinet, provides the central heating and hot water on demand. There is also room for a dining table and seating for four places, ideal for any occasion.

A spacious living room has a wood-effect laminate floor and is filled with light from a window to the rear and sliding patio doors which extend the inside space outside into the garden.

The master bedroom is a carpeted, light and airy double with a modern en suite shower that is fully tiled and contains a shower, a pedestal basin, a WC and a chrome heated towel rail. There are two further bedrooms, a double and a single with a stylish papered feature wall and a hatch in the ceiling providing access to the well-insulated loft space. The family bathroom is fully tiled containing a white suite comprising a bath with a shower and glass screen above, a WC, a pedestal basin and a chrome heated towel rail.

Outside, the garden is low-maintenance, beautifully landscaped and fully enclosed making it safe for children and pets. There is a paved patio sheltered beneath an awning with elegant Georgian pillars, beside a timber-edged artificial lawn and gravel borders with shrubs, ornamental trees and spring flowers, making a fabulous outside space for alfresco dining, a barbecue or sharing a bottle of wine with family and friends.

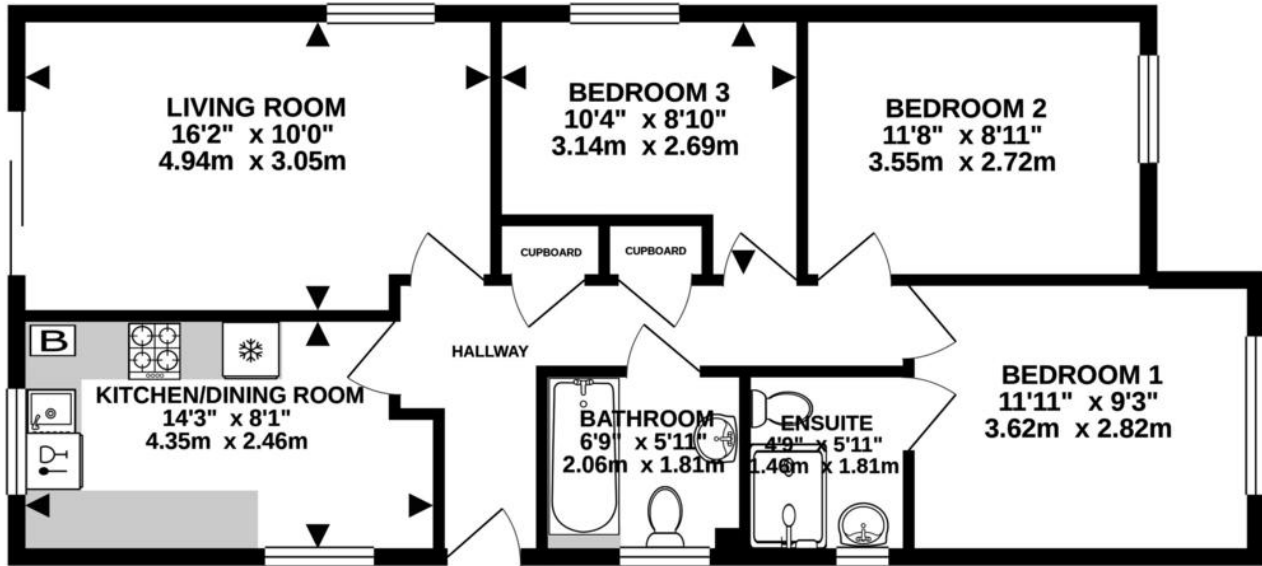
A paved path leads to a block-paved driveway offering off road parking beside an area of decorative gravel and hardy shrubs, accessed via decorative wrought-iron double gates, and a large timber summer house, with lights and power, provides plenty of storage. The summer house could possibly be replaced with a garage if required, subject to the necessary planning approval.

The garden has lighting and splash-proof plug sockets, an outside tap for convenience, and a gate leads onto a paved path at the rear of the property leading to another enclosed area of garden at the opposite end of the property, where there is a plastic garden store, an expanse of decorative gravel and a gate to the front providing alternative access.

Additional parking is available on-road nearby if required.

the floorplan...

GROUND FLOOR 749 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA : 749 sq.ft. (69.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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the location...

Shops and eateries of every kind, a cathedral, lovely architecture, university, racecourse, the Exeter Chiefs rugby team – Exeter city has the lot. It's well connected too: the M5 and direct trains to Paddington (in as little as 2h10) and an international airport.

Shopping

Village: Wipton

Late night pint of milk: Spar 0.1 mile

City centre: Exeter 2.9 miles

Supermarket: Sainsbury's 0.8 mile/ Morrisons 1.3 miles

Relaxing

Beach: Exmouth 10.56 miles

Park: 0.3 mile

Exeter Golf and Country Club: 3.6 miles

Travel

Bus stop: Pinhoe Road 0.8 mile

Train station: Polsloe Bridge 1.3 miles

Main travel link: M5 2.3 miles

Airport: Exeter 4.2 miles

Schools

Willowbrook School: 1 mile

St. James School: 0.4 mile

St. Lukes C of E School: 0.9 mile

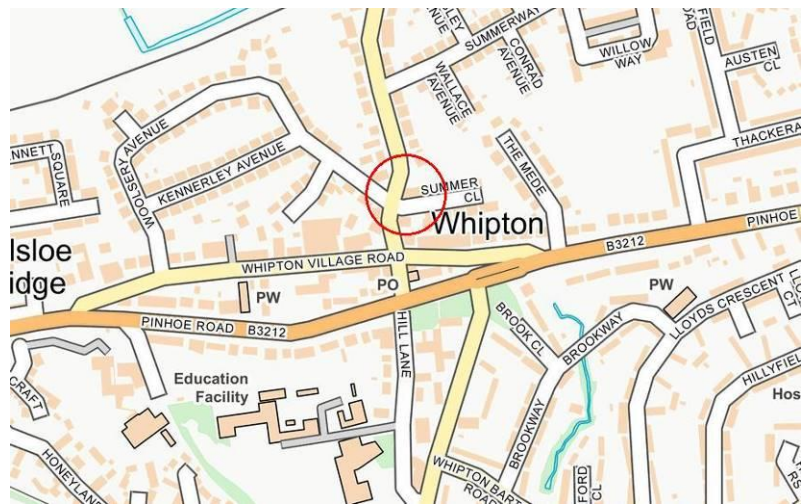
Exeter School: 2.4 miles

Please check Google maps for exact distances and travel times.

Property postcode: **EX4 8BY**

how to get there...

From Polsloe Bridge train station on Hamlin Lane, turn right onto Pinhoe Road (B3212). Continue for some distance and turn left onto Summer Lane where you will find the property on the right.





Need a more complete picture? Get in touch with your local branch...

Tel [01392 422500](tel:01392422500)
Email exeter@completeproperty.co.uk
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Complete
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Cranbrook
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