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1 The Fairway, Pennsylvania, Exeter, Devon, EX4 5DW

GUIDE PRICE

£395,000

TENURE Freehold



A Most Spacious And Well Presented Detached Bungalow Occupying A Generous Corner Plot With Gardens To Three Sides, Double Width Driveway And Garage

- Bright, Spacious And Modernised Accommodation •
- Spacious Lounge And Separate Dining Room •
- Well Proportioned Kitchen / Breakfast Room • Three Bedrooms •
- Modern Bathroom Suite • UPVC Double Glazed Windows •
- Gas Central Heating • Highly Favoured Residential Location •



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An excellent opportunity has arisen to purchase a spacious detached bungalow located in a most favoured residential area, close to bus services and a short distance from the Mount Pleasant Health Centre. The bungalow is situated on a generous plot offering potential to extend to provide further accommodation if required subject to the necessary consents. The recently modernised accommodation is both bright and spacious with benefits including a modern fitted kitchen / breakfast room and re-fitted bathroom, UPVC double glazed windows and gas central heating. The property also benefits from a disabled ramp access. Viewing is strongly recommended.

THE ACCOMMODATION COMPRISES: UPVC double glazed front door with patterned glass and matching side panels giving access to:

ENTRANCE VESTIBULE: With wood laminate flooring; inner door with patterned glass giving access to:

LOUNGE: 21' 4" x 12' 0" (6.5m x 3.66m) A most spacious room with UPVC to front aspect enjoying an outlook over the garden; wood laminate flooring; radiator; television point; telephone point; three wall light points; coved ceiling; smoke alarm; part glazed panelled double doors leading to:

DINING ROOM: 12' 0" x 8' 10" (3.66m x 2.69m) UPVC double glazed window to front aspect again enjoying an outlook over the front garden; wood laminate flooring; radiator; coved ceiling; part glazed panelled door leading to:

KITCHEN / BREAKFAST ROOM: 15' 0" x 13' 10" (4.57m x 4.22m) overall measurement. A well proportioned kitchen comprising a range of marble effect roll edge work top surfaces with tiled splashbacks and inset single drainer sink unit; range of base cupboards, drawer units, space and plumbing for washing machine, dishwasher and further appliance space beneath work surfaces; inset four ring gas hob with filter / extractor hood over and built-in oven below; matching range of wall units at eye-level; space for upright fridge / freezer; radiator; wall mounted boiler serving domestic hot water and central heating; useful broom / storage cupboard; tiled flooring; inset ceiling halogen spotlighting; smoke alarm; UPVC double glazed window to front aspect with outlook over the front garden and further UPVC double glazed window to rear elevation; part glazed UPVC double glazed door with patterned glass providing access to the front elevation; obscure UPVC double glazed door providing access to the rear garden; further door into the garage.

From the lounge a door leads to:

INNER HALLWAY: With access to roof space via pull-down ladder; smoke alarm; inset halogen ceiling spotlighting; linen / storage cupboard; doors leading to:

BEDROOM ONE: 11' 10" x 11' 2" (3.61m x 3.4m) UPVC double glazed window to rear elevation with outlook over the rear garden; radiator; wood laminate flooring; coved ceiling.

BEDROOM TWO: 11' 2" x 9' 10" (3.4m x 3m) UPVC double glazed window to rear aspect with outlook over the rear garden; wood laminate flooring; radiator; coved ceiling.

BATHROOM / WC: Fitted with a modern white suite comprising a 'p' shaped panelled bath with central mixer tap, mains shower unit over, curved shower splash screen and tiled splashback; WC; wash hand basin set in vanity unit with cupboards beneath and wall mounted medicine cabinet over; heated towel rail; wood laminate flooring; shaver point; extractor fan; two UPVC double glazed windows with patterned glass to rear elevation.

From the lounge, door leading to:

SIDE HALLWAY: With doors to:

BEDROOM THREE: 11' 2" x 10' 8" (3.4m x 3.25m) Window to front aspect; radiator; wood laminate flooring; television point; coved ceiling; double glazed sliding patio doors with outlook and opening to the rear garden.

ENCLOSED LEAN-TO PORCH AREA: 8' 4" x 3' 8" (2.54m x 1.12m) UPVC double glazed windows under a polycarbonate roof; part brick walls. This area offers scope to be converted to an en-suite or separate shower room subject to the necessary consents.

OUTSIDE: The property enjoys generous size corner plot gardens with an attractive block paved double width driveway providing off-road parking and leading to a GARAGE. A paved sloped pathway leads to the front door with outside courtesy lighting and water tap. To the front is an area of lawn with surrounding flower and shrub beds. Timber double gates with steps and pathway provide access to the property. To the side is a good size area of sloping lawn well stocked with a variety of maturing shrubs, plants and bushes. This lawned area extends round to the front of the property. A further paved patio and timber decked terrace. A block paved pathway and wrought iron gate and further block paved pathway extends to the rear garden which comprises a good size lawned area of garden with patio area, timber shed and raised timber decked terrace. The rear garden is enclosed to all three sides and enjoys colourful maturing shrubs, plants and trees.

GARAGE: 18' 4" x 9' 0" (5.59m x 2.74m) With up and over door; power and light connected; fitted sink unit and adjoining work bench; internal door giving access into the bungalow; UPVC double glazed window to rear elevation.

FLOOR PLAN:

