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DORMANS
INDEPENDENT ESTATE AGENTS

£400,000 FREEHOLD

GROUND FLOOR



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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10 Parkside Road, West Clyst, Exeter, Devon, EX1 3TN

A lovely and exceptionally spacious, well presented three bedroom detached bungalow with excellent potential, subject to the necessary planning consents, to extend into the loft space. The accommodation briefly comprises an entrance porch, large entrance hall, living/dining room, fitted kitchen/breakfast room, Victorian style conservatory, cloakroom, three double bedrooms and bathroom with separate shower cubicle. There is ample off road parking and a good size garage, also a beautifully landscaped rear garden which is very well maintained. An internal viewing is highly recommended.

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Accommodation Comprising:

PVCu obscure double glazed front door with matching side panels into:

Spacious Entrance Porch

2.43m x 1.35m (7'11" x 4'5")

Obscure glazed door with matching side panels into:

Large Entrance Hall

3.19m x 3.03m (10'5" x 9'11")

Coved ceiling, gas central heating radiator, telephone point, smoke alarm, hatch to extensively boarded loft space with ladder and light, cloaks cupboard with hanging rail and shelving over, further built-in storage cupboard with shelving and doors to:

Living/Dining Room

6.06m x 4.54m (19'10" x 14'10")

A lovely room with part colour and obscure glazed window to the side aspect, two gas central heating radiators, feature fireplace with fitted electric fire, two wall light points, coved ceiling, television aerial point and sliding door to:



Victorian Style Conservatory

4.63m x 4.91m (maximum) (15'2" x 16'1" (maximum))

With part brick wall and PVCu double glazed windows , 2 sliding patio doors doors to outside. Four gas central heating radiators and tiled flooring.



Fitted Kitchen/Breakfast Room

4.99m x 3.64m (16'4" x 11'11")

Comprising a good range of wooden fronted base cupboards, drawers and eye level units with under lighting and granite coated work surfaces, tiled surrounds, one and a half bowl stainless steel sink unit with mixer tap, open corner display unit, tall cupboard with shelving, built-in Electrolux oven with separate small oven/grill, Electrolux gas hob with extractor hood over, integrated dishwasher, central island with cupboards and drawers below., 2 integrated fridges, gas central heating radiator, PVCu double glazed windows to the rear and side aspects, tiled flooring, 2 television aerial points and concertina door to:



Rear Lobby

Cupboard with space and plumbing for washing machine and tumble dryer. PVCu part obscure and colour glazed side door to outside and further door to:

Cloakroom

W.C., small wash hand basin with tiled splashback, gas central heating radiator, tiled surrounds, extractor fan and tiled flooring.

Bedroom 1

4.28m (plus wardrobes) x 3.63m (14'0" (plus wardrobes) x 11'10")

PVCu double glazed window to the side aspect, gas central heating radiator. There is an excellent range of fitted furniture comprising three double wardrobes, two single wardrobes, high level cupboards, matching bedside chests and dressing table. Television aerial point, coved ceiling, down lighting.



Bedroom 2

4.07m x 3.03m (13'4" x 9'11")

PVCu double glazed window to the rear aspect and gas central heating radiator.

Bedroom 3

2.70m (plus wardrobe recess) x 2.62m (8'10" (plus wardrobe recess) x 8'7")

PVCu double glazed window to the front aspect, gas central heating radiator, built-in wardrobe with hanging rail and cupboard above. Television aerial point, coved ceiling.

Bathroom

Comprising a panelled bath, separate tiled shower enclosure with mixer shower, vanity unit with wash hand basin, cupboards below and matching wall units with tiled splash back and mirror over. Close coupled W.C., extensive tiling, gas central heating radiator, spot lighting and obscure PVCu double glazed window to the side aspect.

Front Garden

A gravelled driveway leads to the front of the property and garage. The front garden is mainly laid to lawn with a flower bed, various shrubs, external water tap and ample external lighting including a Victorian style lamp post. Wrought iron gates either side of the bungalow lead to:

Attractive Rear Garden

There is a good size rear garden which has been attractively landscaped and is a lovely feature of the property . There is a large patio immediately adjacent to the rear of the property with outside lighting, 2 water butts, external power point and a water tap. Gravelled pathways leads all around the perimeter of the garden which has well maintained lawns, various plants, shrubs and trees, attractive rockery beds and a waterfall feature. At the bottom of the garden is a timber shed with power and a greenhouse.



Garage

5.03m x 2.60m (16'6" x 8'6")

With metal up and over door, power and lighting. PVCu double glazed window to the front aspect.

Directions

From the mini roundabout outside Dormans office turn left into Main Road and continue on towards Broadclyst. Take a left hand turn into Parkside Road, just after the traffic lights and the property will be found on the left hand side.

Council Tax

E

Area - West Clyst

West Clyst is a small established development on the edge of Pinhoe which is on the north eastern edge of Exeter with excellent transport links including M5, A30 and a train line to Waterloo.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Property Misdemeanors Act 1991
Whilst Dormans endeavor to ensure the accuracy of these details, the working order of services, fixtures or fittings have not been checked. The Freehold or Leasehold tenure of the property has not been verified and prospective purchasers are advised to ask their solicitor to do so. You must check the availability of a property and arrange an appointment before embarking on any journey to view a property.