



£330,000

Puckridge Road, Exeter

Bungalow | 2 Bedrooms | 1 Bathroom

Landline:- 01392 469333



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# Step Inside

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## Key Features

- No Onward Chain
- Two Bedroom Detached Bungalow
- Situated in a Quiet Cul-De-Sac & Generous Plot
- In Need Of Modernisation
- Large Sunroom (or Additional Reception Room)
- Large Rear Garden & Garden to the Front
- Driveway for Several Cars
- Potential For An Additional Outbuilding (Subject to Planning etc)
- Popular Pinhoe Location
- Close Proximity To Excellent Transport Links, Schools & Amenities

## Property Description

\* NO ONWARD CHAIN \* DETACHED BUNGALOW \* TWO BEDROOM \* SITUATED IN A QUIET CUL-DE-SAC \* LARGE SUNROOM \* GENEROUS PLOT \* POTENTIAL FOR ADDITIONAL OUTBUILDING (SUBJECT TO PERMISSIONS) \* DRIVEWAY FOR SEVERAL CARS \* LARGE REAR GARDEN \* POPULAR PINHOE LOCATION \* IN NEED OF MODERNISATION \*

## Main Particulars

In need of modernisation, is this detached bungalow situated on a generous plot, in a peaceful cul-de-sac-location in Pinhoe. The accommodation comprises an entrance hall, lounge, bathroom, two bedrooms, kitchen and a very large sunroom which could be utilised for a variety of uses.

Outside, there is a driveway providing off road parking for several cars and a large space previously occupied by a garage which has potential for an additional outbuilding (subject to planning etc). There is also a front garden and large rear garden. The property benefits from uPVC double glazing and gas central heating and is offered with no onward chain.

Area - Pinhoe Pinhoe is on the North Eastern edge of Exeter with excellent transport links to Sowton Industrial Estate, Met Office, Exeter International Airport, M5 and A30. The village is also on the main rail route to London, with a service to Waterloo and Exeter from Pinhoe Station. Pinhoe benefits from local shops, post office, village hall, library and schools for all ages are within easy reach.

Council Tax Band: C

Tenure: Freehold

### Access

Puckridge Road is a quiet cul-de-sac off of Pulling Road, in Pinhoe. The bungalow is located at the end of the road on the left. With a large frontage providing plenty of parking (and possibly the addition of an outbuilding, subject to the usual permissions). Large grassed lawn to the left and walled footpath leading up to the front door.

### Entrance Hall

Wood effect flooring. Wall mounted radiator. Loft hatch and doors to...

### Living Room

Dual aspect windows, to the front and side aspects. Log burner and a CO2 alarm on the wall. Wall mounted radiator.

### Kitchen

Wood effect base and eye level units with light worktop over. Stainless steel sink. Floor space for a cooker. Built-in cupboards which houses the boiler. Wall mounted radiator. Dual aspect windows to the front and side aspects. Door leading into the side extension sun room/conservatory.

### Sun Room

A very large room that is the entire width of the bungalow. Dual aspects doors to the rear and front aspects and wrap around windows to the three aspects. Light wood

effect laminate flooring. Lighting.

**Bedroom 1**

Double bedroom. Wall mounted radiator. uPVC window to the rear aspect.

**Bedroom 2**

Single bedroom. Wall mounted radiator. uPVC window to the side aspect with outlook into sun room/conservatory.

**Bathroom**

White suite with low level W.C., pedestal wash basin and bath with electric shower over. Obscure uPVC window.

**Rear Garden**

Mainly laid to lawn with some trees and shrubs. To the right hand side, there is also a very small stream.





### Floor Plan

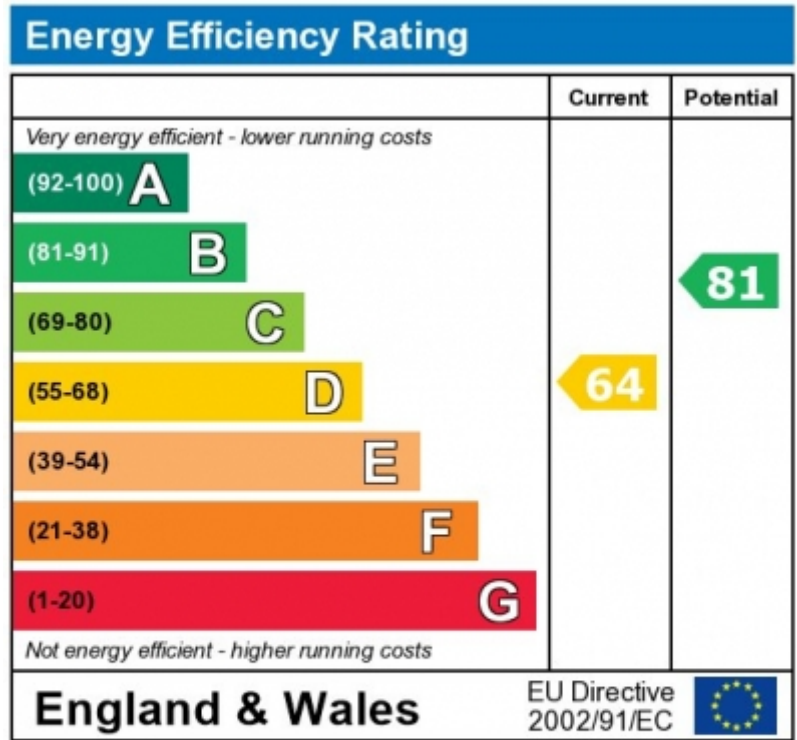
Floor area 85.5 sq.m. (921 sq.ft.)

**TOTAL: 85.5 sq.m. (921 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. All measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.ie](http://www.Propertybox.ie)

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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