



£280,000 Offers Over

Bonville Close, Exeter

End of Terrace | 3 Bedrooms | 1 Bathroom

Landline:- 01392 469333



[www.rightathomeexeter.com](http://www.rightathomeexeter.com)



# Step Inside

---

## Key Features

- End Terrace Home
- Three Bedrooms
- Kitchen/Diner
- Good-Sized Living Room
- Generous garden
- Driveway for three cars
- Cul de sac location
- Popular Whipton Location

## Property Description

\* END-TERRACE \* THREE BEDROOM \* KITCHEN /DINER \* LOUNGE \* FAMILY SHOWER ROOM \* DRIVEWAY FOR THREE CARS \* 60 FT GARDEN WITH CONCRETE OUTHOUSE \*

## Main Particulars

Nestled in a peaceful cul-de-sac in the sought-after area of Whipton, Exeter, this beautifully renovated three-bedroom end-terrace home offers modern living with a touch of charm.

The property boasts an inviting entrance hall that leads to a bright and airy lounge on the right where you'll find a fully functional gas fire, adding a cosy touch to the space. At the rear, the modern kitchen/diner provides ample space for cooking and entertaining, with seamless access to the 60ft rear garden. This kitchen features a magnificent range cooker with an 8-burner gas hob and a spacious double electric oven, perfect for culinary creations.

Upstairs, there are two generously sized double bedrooms, a third single bedroom, and a contemporary family shower room. The loft is fully boarded and well-lit, featuring a sturdy, angled pull-down ladder and offering excellent potential for conversion into an additional room. Parking is convenient, with a private driveway offering space for three cars. The property is also a short walk from Whipton Barton School, making it an excellent choice for families.

The garden is a standout feature, complete with an outhouse equipped with electricity, ideal for a workshop, home office, or additional storage. The garden is also equipped with electric sockets and a water tap for added convenience. Side access to the garden enhances its practicality. This property is complemented by a modern, fully serviced combi boiler that efficiently powers radiators in every room, including two in the kitchen for extra warmth.

This home is perfectly located for families or professionals, combining a tranquil residential setting with easy access to local amenities, schools, and transport links. Viewing is highly recommended to appreciate all this fantastic property has to offer.

Council Tax Band: B

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

### **Kitchen**

6.05m x 2.59m A modern kitchen fitted with a range cooker featuring an 8-burner gas hob and a double electric oven. Space for table and chairs. uPVC double glazed window looking out to rear garden. PVC double glazed door providing access to the garden. Two Radiators.

### **Lounge**

4.17m x 3.48m Spacious living room. Radiator. Large uPVC double glazed window. Traditional marble effect fireplace.

### **Bedroom 1**

3.45m x 3.30m Double bedroom. uPVC double glazed windows. Radiator.

**Bedroom 2**

3.45m x 2.62m Double bedroom. uPVC double glazed windows. Radiator.

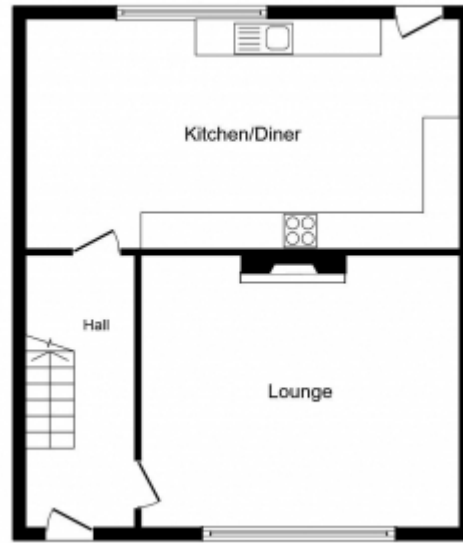
**Bedroom 3**

2.67m x 2.44m Single bedroom. uPVC double glazed windows. Radiator.

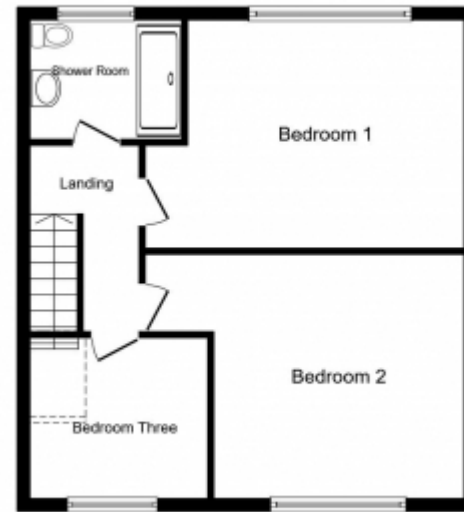
**Shower**

A modern, contemporary suite featuring a luxurious double walk-in rainfall shower, an elegant full-length towel radiator, and a sleek sink with a cascading waterfall tap.





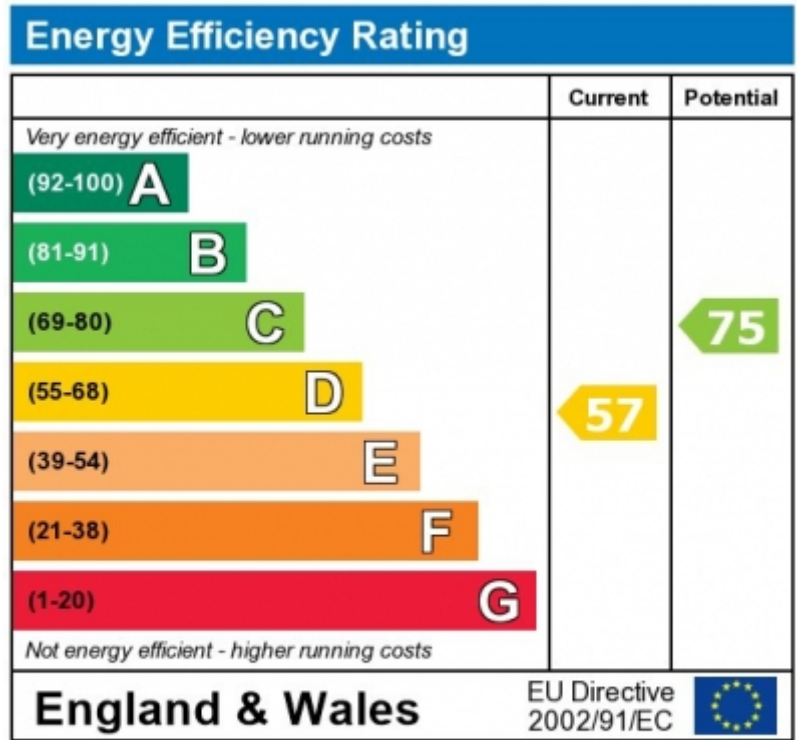
Ground Floor



First Floor

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

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 Registered Office: , 17A Main Road, Pinhoe, Exeter EX4 9EY



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

Telephone: Landline:- 01392 469333



[www.rightathomeexeter.com](http://www.rightathomeexeter.com)