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22a Whipton Village Road
Whipton
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EX4 8AW

A deceptively spacious and well maintained Semi Detached Bungalow quietly located on the level and close to amenities - Garage along with ample parking

£250,000 Freehold DFX07641



Accommodation

* Entrance Porch * Hallway * Two Double Bedrooms * Wet Room/Wc * Living Room * Conservatory * Kitchen * Front and Long Rear Garden * Garage and Parking



A much improved and spacious Semi Detached Bungalow quietly located at the end of a driveway and away from the road on a level site just a few moments walk from the popular Whipton village with its range of shops and amenities. A regular bus service provides easy access into the City Centre a little over a mile away. The property has been the subject of modernisation and benefits from Gas Central Heating and Upvc Double Glazing along with a Upvc conservatory extension and side porch. Outside are attractive level gardens along with a garage and ample parking. It comprises with approximate measurements the following

ENTRANCE PORCH: upvc double glazed with wall light, door to rear garden, fully glazed door to

HALLWAY: telephone point, airing cupboard with factory lagged copper cylinder with back up immersion heater and slatted shelving, built in cupboard with shelving and cupboards over, radiator, access to the insulated loft with electric light

BEDROOM ONE: 13' 7" x 10' 6" (4.14m x 3.20m) radiator, telephone socket, bed light pull switch, vertical blinds with outlook to the front

BEDROOM TWO: 10' 6" x 9' 4" (3.20m x 2.84m) radiator, vertical blinds with outlook to the front

WET ROOM/WC: fully tiled with white suite comprising of a showering area with enclosed doors along with an electric wall mounted shower, wash hand basin, close coupled wc, radiator and ladder radiator, mirrored medicine cabinet, extractor fan, shaver socket, window to the side

LOUNGE/DINING ROOM: 15' 11" x 10' 7"max (4.85m x 3.22m) feature marble fireplace

having coal effect gas fire and back boiler for the hot water and central heating, tv aerial lead, vertical blinds to picture window with rear aspect

KITCHEN: 9' 3" x 8' 3"max (2.82m x 2.51m) half tiled and well fitted with a range of units having built in base units with one and a half bowl stainless steel sink unit having mixer tap set in roll edged worktops with two double and corner base units, appliance spaces and plumbing for washing machine, space for fridge/freezer, gas and electric cooker points, three double wall cupboards, wall mounted extractor fan, fluorescent light, half glazed door to

CONSERVATORY: 20' 0" x 7' 9" (6.09m x 2.36m) upvc double glazed with views over the gardens, electric light and power, side door and sliding patio doors leading to rear garden

OUTSIDE:

REAR GARDEN: this is a good sized rear garden being level and fully enclosed, laid to lawn with stepping stones providing a pathway to the rear patio area and Shed, flower beds with mature shrubs

FRONT GARDEN: laid to lawn with flower borders, cold water tap, courtesy light, side pathway leading to entrance porch, a driveway which is shared with the adjoining bungalow leads down to the property from Whipton Village Road and provides a shared parking area leading to

GARAGE: 17' 0" x 8' 6" (5.18m x 2.59m) having up and over door, electric light and power

ENERGY EFFICIENCY: Band D (Rating 53).

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