



63, West Garth Road



# 63, West Garth Road

Exeter, Devon EX4 5AN

St. Davids train station (1.3 Miles), Exeter Cathedral (2 Miles),  
Exeter University (1 Mile)

A two bedroom bungalow in need of modernisation, ideally situated for the city and access to the Devon countryside

- No onward chain
- Two bedroom bungalow
- Spacious sitting room
- Driveway & single garage
- Council Tax Band: C
- Scope for modernisation
- Double bedrooms
- Generous garden with patio
- Lovely views
- Freehold

Guide Price £270,000

## SITUATION

West Garth Road is a sought-after residential location on the northern side of Exeter, well placed for the university and city centre, with its excellent range of shops, cultural attractions and leisure amenities. Exeter St David's station provides mainline rail services to London and beyond, whilst the A30 and M5 are within easy reach, opening up access to the wider Devon countryside, coast and moors.

## DESCRIPTION

63 West Garth Road offers an excellent opportunity to acquire a two bedroom bungalow in need of modernisation. The property enjoys a generous garden, off-road parking and a garage, and is well positioned for both city living and access to rural surroundings.



## ACCOMMODATION

A glazed front door opens into the entrance hallway. To the left is the sitting room, a well-proportioned space with a large double-glazed window to the front aspect. To the right of the hallway is Bedroom 1, a spacious double with built-in wardrobes and a large front-facing window. Bedroom 2 lies to the rear and is currently used as a dining room, with a pleasant outlook over the garden. The kitchen is fitted with a range of units and also benefits from a rear garden outlook, with a side door opening to the passageway. Completing the accommodation is a bathroom and a separate WC.

## OUTSIDE

To the rear, the garden is a good size, mainly laid to lawn with a patio area suitable for outdoor dining. The front garden is attractively presented with a gate and pathway leading to the front door. To the side, a driveway provides off-road parking and gives access to the single garage, which has an up-and-over door as well as a side pedestrian door.

## SERVICES

Utilities: Mains electric, mains water, mains gas, telephone and broadband

Drainage: Mains drainage

Heating: Gas

Tenure: Freehold

EPC: (D)

Council tax band: C

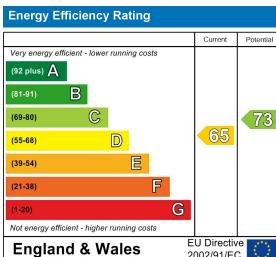
Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).

## AGENTS NOTE

For a full list of conditions, please speak to agent.



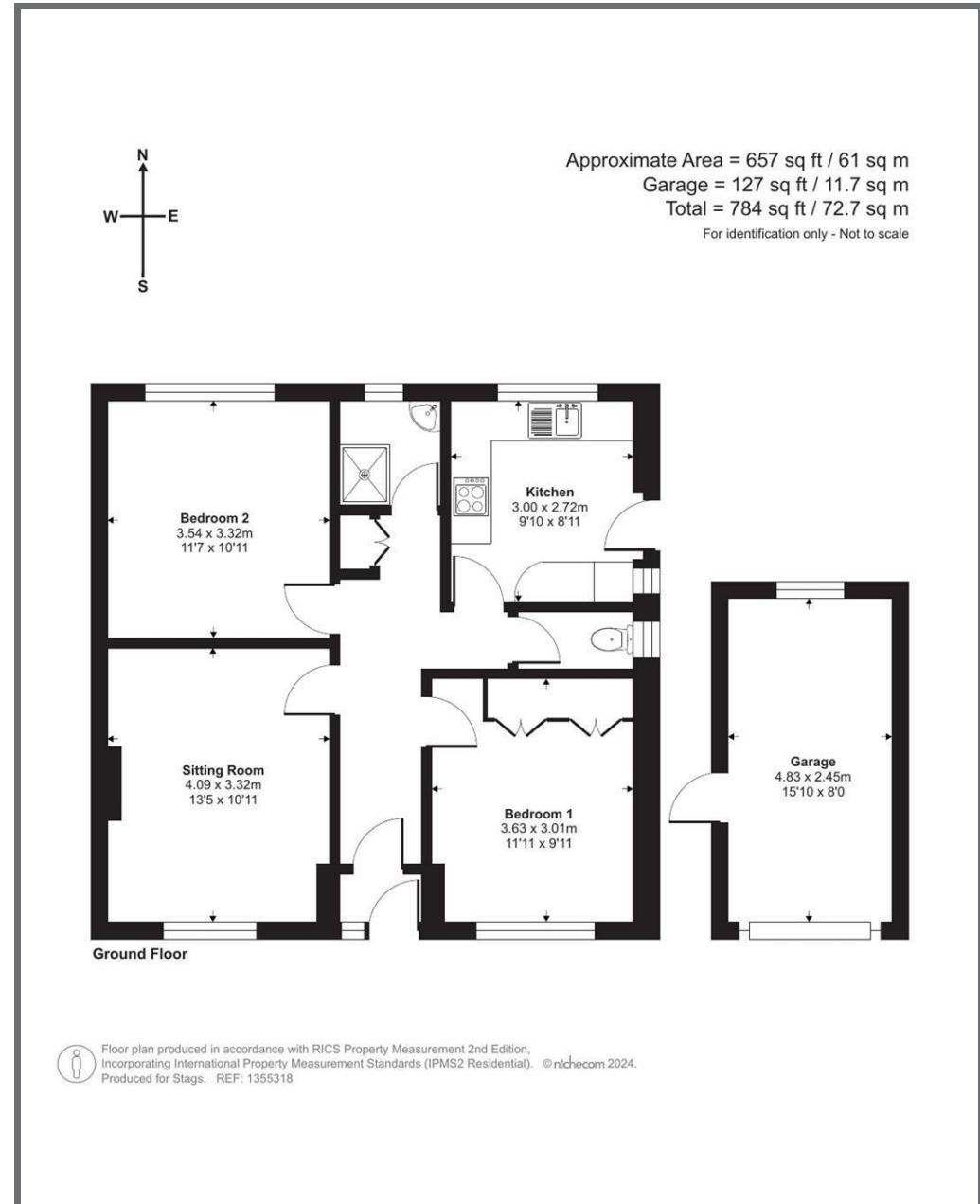
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21/22 Southernhay West,  
Exeter, Devon, EX1 1PR

exeter@stags.co.uk

01392 255202



@StagsProperty