



63, West Garth Road



STAGS

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

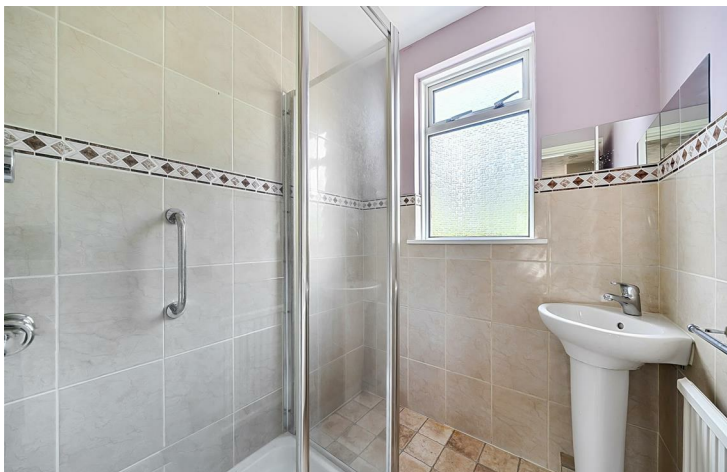
EPC: (D)

Council tax band: C

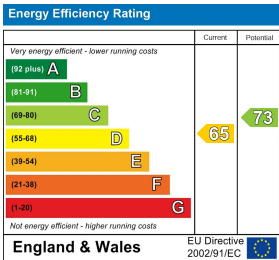
Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).

AGENTS NOTE

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



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

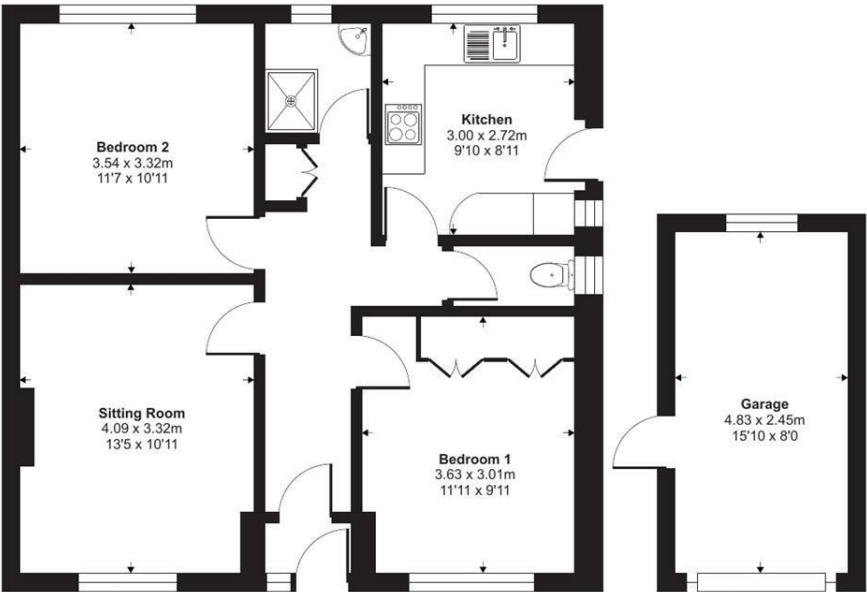


21/22 Southernhay West,
Exeter, Devon, EX1 1PR

exeter@stags.co.uk
01392 255202



Approximate Area = 657 sq ft / 61 sq m
Garage = 127 sq ft / 11.7 sq m
Total = 784 sq ft / 72.7 sq m
For identification only - Not to scale



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024.
Produced for Stags. REF: 1355318