naomi j ryan
estate agents

Detached Bungalow

Bedrooms: 2

Bathrooms: 1

Receptions: 2

Gas Central Heating

Single Garage and Driveway

Front & Rear Gardens

Council Tax Band: C

£270,000 Freehold

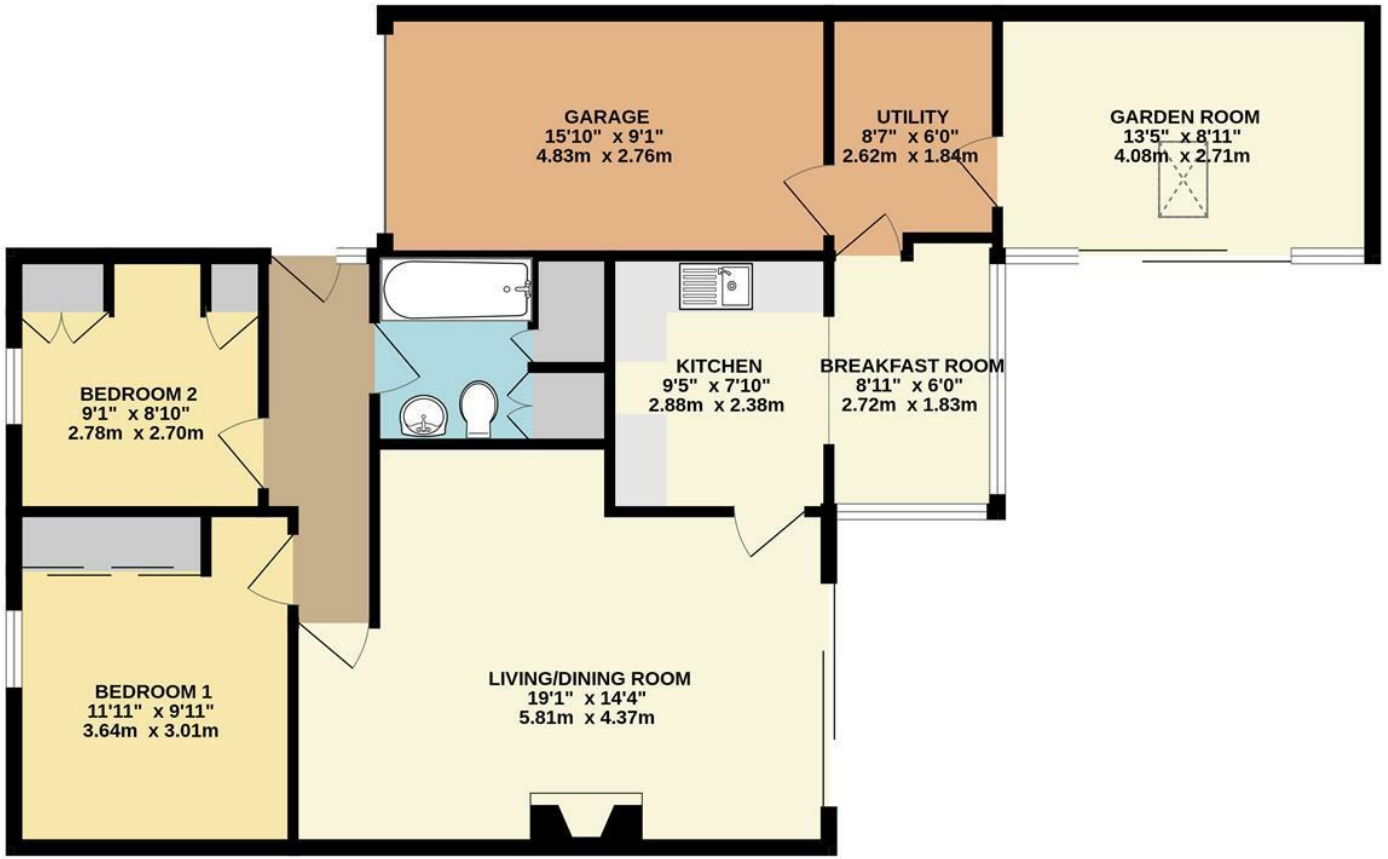
32 Vinnicombes Road,

Stoke Canon, Exeter, EX5 4BB

www.naomijryan.co.uk

32 Vinnicombes Road, Stoke Canon, Exeter, EX5 4BB £270,000 Freehold

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

SUMMARY

A light and spacious two-bedroom detached bungalow situated in this popular Devon village, and being sold with no onward chain. The bungalow is located in the popular village of Stoke Canon, with a range of amenities, including a Public House, a local corner shop, a well-regarded primary school, and a church. The city of Exeter lies approximately 5 miles away, offering fantastic access to travel links such as the M5 & A30, Exeter Airport & St Davids Train Station with connections to Paddington & Waterloo.

The property requires modernisation throughout and offers versatile living accommodation comprising an entrance hall, a spacious living/dining room, an open-plan kitchen/breakfast room, a utility room, a second reception/garden room, two double bedrooms, and a bathroom.

Outside are established gardens, and the rear garden is laid to lawn with a variety of mature shrubs and bushes. A patio area provides a delightful seating area, and there is side access to the front of the property. The front garden is laid to lawn with well-stocked beds and borders. A private driveway provides additional off-road parking in front of the single garage.

Early internal viewing is highly recommended.

MATERIAL INFORMATION

Construction notes: Awaiting confirmation.

Utilities: Awaiting confirmation.

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. https://checker.ofcom.org.uk

VIEWING ARRANGEMENTS

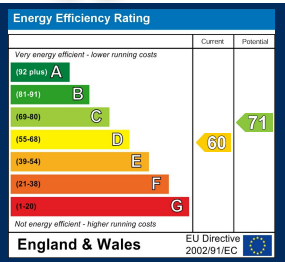
Strictly by appointment with Naomi J Ryan Estate Agents.

REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.

naomi j ryan
estate agents

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



18 southernhay west, exeter, ex1 1pj
t&f . 01392 215283
e . enquiries@naomijryan.co.uk
www.naomijryan.co.uk
company registration number 6693899