



167 Exwick Road Exwick, EXETER, EX4 2BB

Guide Price: £275,000 - £300,000. Situated in the popular residential area of Exwick, this charming detached bungalow presents an exciting opportunity for both property developers, first-time buyers and the active retired. Built in the 1960's, the bungalow comes with an entrance hall, three well-proportioned bedrooms, a comfortable lounge/diner, modernised kitchen, bathroom and the home comforts and uPVC double glazing and electric heating providing warmth and energy efficiency throughout the year.

The property is well-maintained and offers ample scope for further improvements or even the potential for development into a larger family-sized residence, subject to obtaining the necessary planning permissions. There is ample private off road parking for two vehicles, a detached garage and a sizeable rear garden which has been designed with tiered levels. Striking views are enjoyed from the top of the garden extending to Exeter University's Streatham campus.

Its prime location allows for easy, level walking access to the picturesque River Exe, where residents can enjoy scenic riverside walks and invigorating cycle rides. Exwick is a vibrant community, enriched by local shops, schools, and a welcoming church. The area is well-served by various amenities, including a Tesco Express for everyday needs and the popular 'Thatched House' pub and restaurant, perfect for socialising with friends and family. Additionally, the Civil Service Centre, which features a sports and leisure centre, offers a range of activities for all ages.

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- DEVELOPMENT OPPORTUNITY/RETIREMENT OR FIRST HOME
- Lounge/Diner
- Electric Heating & Double Glazing
- Unrestricted On Street Parking
- NO ONWARD CHAIN - MOTIVATED SELLER
- Well Fitted Kitchen
- Sizeable Rear Garden
- Entrance Hall
- 3 Bedrooms & Bathroom
- Ample Off Road Parking & Garage

Entrance Hall

Detached Garage

Lounge/Diner

18'1" x 10'5" (5.52m x 3.18m)

Kitchen

12'2" x 8'4" (3.71m x 2.56m)

Bedroom 1

11'8" x 9'10" (3.58m x 3.00m)

Bedroom 2

8'11" x 8'11" (2.73m x 2.72m)

Bedroom 3

8'4" x 7'10" (2.56m x 2.41m)

Bathroom

6'0" x 5'10" (1.85m x 1.79m)

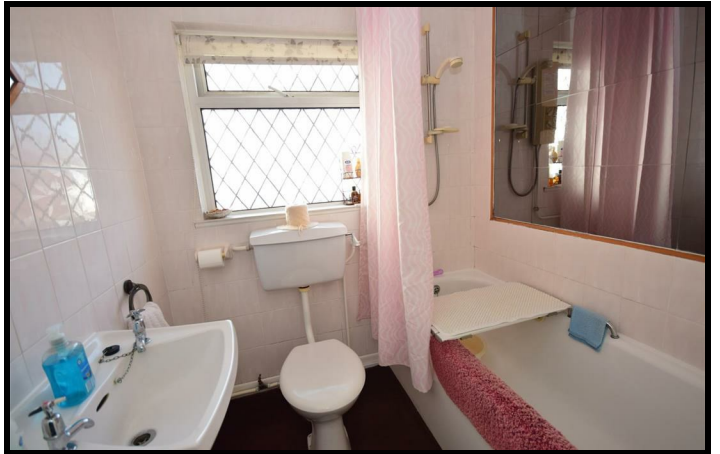
Garden

Parking



[Directions](#)





Floor Plan



Total area: approx. 67.6 sq. metres

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
			69
		46	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	