



39 Summer Lane Whipton, EXETER, EX4 8BZ

Situated in the charming area of Whipton, this spacious semi-detached bungalow presents a rare opportunity for discerning buyers. With two spacious double bedrooms, a well-appointed kitchen/breakfast room, generous lounge/diner, sun room and large bath/shower room, this property is perfect for those seeking comfort and convenience. Built in the 1930s, the bungalow boasts delightful period features, including generous room proportions, high ceilings, and elegant picture rails, all of which contribute to its inviting atmosphere.

Set within a substantial plot of approximately one third of an acre, this home offers ample outdoor space, ideal for gardening enthusiasts or families with children and pets. The property is equipped with modern comforts, including uPVC double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year.

In addition to the main living space, the property includes a large log cabin, providing versatile options for a home office, studio, or additional storage. Off-road parking is available for several vehicles, along with a sizeable detached garage, making it an excellent choice for those who require extra space for vehicles or hobbies.

Conveniently located, a good range of local shops and amenities are just a short 5-10 minute stroll away, enhancing the appeal of this delightful bungalow. With its potential for extension and development, this property is particularly suited for active retirees or families looking to create their dream home. Strong interest is anticipated, and early viewings are highly recommended to avoid disappointment.

Guide Price £350,000

39 Summer Lane

Whipton, EXETER, EX4 8BZ



- NO ONWARD CHAIN
- Sizeable Sun Room
- uPVC Double Glazing & Gas Central Heating
- Large Detached Garage & Log Cabin
- Kitchen/Breakfast Room
- 2 Double Bedrooms
- Large Gardens (approx. one third of an acre)
- Lounge/Dining Room
- Spacious Bath/Shower Room
- Off Road Parking for Several Vehicles

Entrance Hall

12'4" x 4'0" (3.78m x 1.22m)

Bedroom 1

14'0" x 12'5" (4.27m x 3.81m)

Bedroom 2

12'4" x 12'2" (3.76m x 3.73m)

Kitchen/Breakfast Room

21'5" x 8'11" (6.53m x 2.74m)

Inner Hall

Bathroom

12'4" x 8'11" (3.78m x 2.74m)

Lounge/Diner

21'5" x 10'9" (6.53m x 3.30m)

Sun Room

16'4" x 8'11" (5.00m x 2.74m)

Front Garden

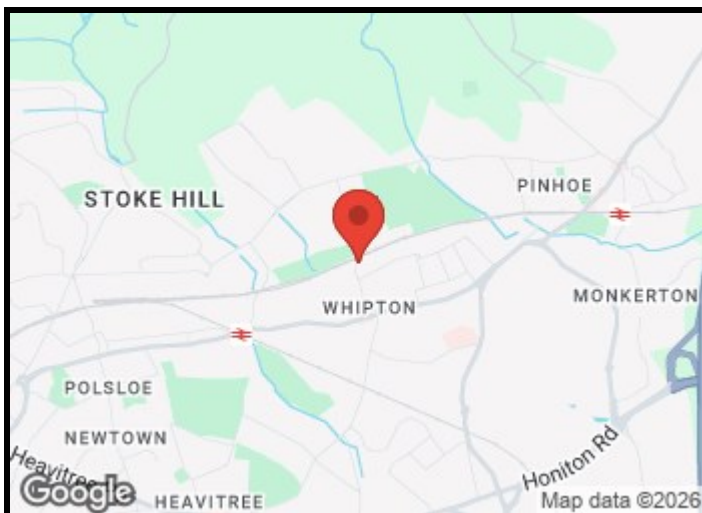
Large Detached Garage

18'2" x 13'5" (5.56m x 4.09m)

Rear Garden

Log Cabin

25'11" x 9'4" (7.92m x 2.87m)



Directions

Travelling from the city centre, take the B3212 to Pinhoe. Pass under Polslloe Bridge and continue forward. As you approach the brow of the hill turn left onto Whipton Village Road and head down into the village. At a cross road style junction turn left into Summer Lane, continue forward and No. 39 Summer Lane will be found on your left just before the railway bridge. Council Tax Band: C



Floor Plan



Total area: approx. 92.1 sq. metres (991.3 sq. feet)

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.

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			
England & Wales	EU Directive 2002/91/EC	63	77

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		