



## 50 Causey Gardens

Pinhoe, Exeter, EX1 3SS

A rare opportunity to acquire this well maintained 2 bedroom detached bungalow situated in the very heart of Pinhoe village and just a short level stroll from local shops, amenities, bus stop etc. This desirable property comes with the home comforts of gas central heating & uPVC double glazing, low maintenance gardens, conservatory, detached garage and enough off road parking for 3-4 vehicles. The property is presently in dated condition and will offer new owners with an exciting opportunity to upgrade and modernise to their own preferred standards of specification

This property also lies near Pinhoe Medical Practice, Station Road playing field and Pinhoe railway station (Exeter- London Waterloo) providing fast travel to and from the city centre stopping firstly at Central Station in Queen Street and then onto St David's Station.

There is no onward chain and early viewings strongly recommended to avoid disappointment.

**Guide Price £289,500**

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- NO ONWARD CHAIN
- Lounge/Dining Room
- Gas Central Heating, uPVC Double Glazing
- Parking for 3-4 Vehicles
- CLOSE AND LEVEL TO SHOPS
- Kitchen
- Easy to Maintain Gardens
- Entrance Hall (L-shaped)
- 2 Bedrooms & Shower Room
- Detached Garage

## Entrance Hall ('L' - Shaped)

### Kitchen

9'0" 7'8" (2.75m 2.35m)

### Lounge/Dining Room

18'11" x 11'10" (5.77m x 3.63m)

### Bedroom 1

11'10" x 9'11" (3.63m x 3.03m)

### Conservatory

9'10" x 9'10" (3m x 3m)

### Bedroom 2

9'0" x 8'11" (2.76m x 2.73m)

### Shower Room

6'3" x 5'6" (1.93m x 1.69m)

### Side Entrance Porch

12'4" x 4'0" (3.77m x 1.22m)

## Garage

14'7" x 8'3" (4.45m x 2.54m)

## Information on Location/Amenities



Directions





Floor Plan



Total area: approx. 83.9 sq. metres (903.0 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.  
**50 Causey Lane, Exeter**

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