



## 30 Parkside Road Westclyst, EXETER, EX1 3TN

Situated in the tranquil cul-de-sac of Parkside Road, Westclyst, this delightful two-bedroom detached bungalow presents an exceptional opportunity for those seeking a friendly community. The property boasts a well-balanced layout and features a spacious sun lounge, perfect for enjoying the natural light and views across the south-west facing rear garden. The bungalow is equipped with a side utility, enhancing practicality, while the comforts of gas central heating and uPVC double glazing ensure a warm and energy-efficient environment throughout the year.

The property stands in a large level plot and boasts an expansive rear garden offering gardening enthusiasts with an exciting opportunity to cultivate their own landscape, complete with a greenhouse, shed, and brick outhouses. The garden is already divided into two areas and is adorned with a variety of fruit trees, including apple, plum, damson, and cherry, alongside raspberry and currant bushes, making it a true haven for nature lovers.

Moreover, the property includes off-road parking for up to five vehicles and a garage, providing convenience for families and visitors alike. The potential to extend and develop the bungalow into a larger family home adds to its appeal, making it a versatile choice for future growth.

Residents will appreciate the proximity to local amenities, including a park, an award-winning primary school, and a Co-op convenience store, all contributing to a friendly and supportive community atmosphere. For

**Guide Price £360,000**

# 30 Parkside Road

Westclyst, EXETER, EX1 3TN



- Entrance Vestibule & Hallway
- Sun Lounge, Side Utility
- Gas Central Heating & uPVC Double Glazing
- Parking for up to 5 Vehicles
- Lounge
- 2 Double Bedrooms
- Home Office & Garage
- Kitchen/Diner
- Modern Bathroom
- Large Level South Facing Garden

Entrance Vestibule

Entrance Hallway

Side Utility

15'1" x 3'8" (4.61m x 1.14m)

Kitchen/Diner

12'5" x 9'8" (3.79m x 2.95m)

Lounge

11'10" x 10'2" (3.63m x 3.12m)

Bedroom 1

11'7" x 11'2" (3.54m x 3.41m)

Bedroom 2

9'8" x 8'5" (2.95m x 2.59m)

Bathroom

5'11" x 6'5" (1.81m x 1.98m)

Sun Lounge

12'11" x 11'1" (3.94m x 3.39m)

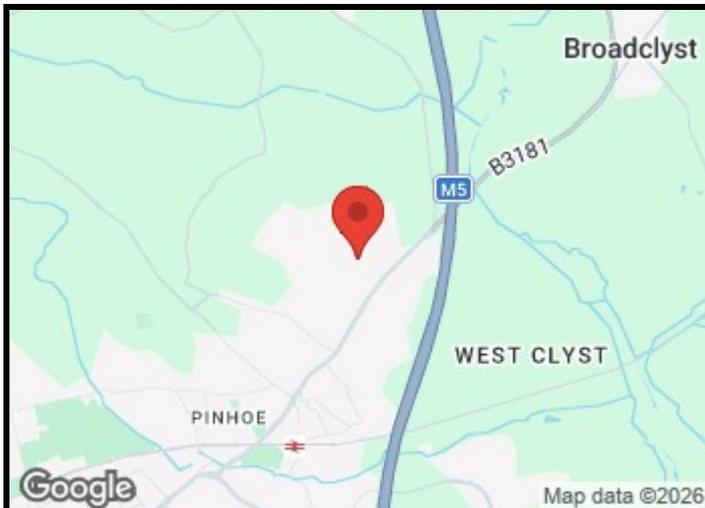
Home Office

15'7" x 8'9" (4.76m x 2.69m)

Large South Facing Rear Garden

Off Road Parking

Single Garage



[Directions](#)





# Floor Plan



Total area: approx. 94.6 sq. metres (1018.4 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.

**30 Parkside Road, Exeter**

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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