



## 86 Nadder Park Road Higher St Thomas, Exeter, EX4 1NX

Nestled in the charming area of Higher St Thomas, this well appointed detached bungalow offers a perfect blend of comfort and convenience. The property features 2 well-proportioned bedrooms, making it an ideal choice for small families, couples, or those seeking a peaceful retreat.

A front entrance hall provides a practical arrangement and the lounge/dining room offers a generous and welcoming space, perfect for relaxation or entertaining guests with views across nearby fields. The bungalow also benefits from a modern kitchen and shower room plus the home comforts of gas central heating and uPVC double glazing. A long driveway provides off road parking for up to three vehicles and vehicular access to sizeable single garage. Outside, the property comes with well presented garden frontage and a low maintenance rear garden with shed.

One of the standout features of this property is its enviable location adjacent to the Barley Valley Nature Reserve. This proximity allows for easy access to beautiful green spaces, perfect for leisurely walks or enjoying the tranquility of nature right on your doorstep.

With no onward chain, this property presents a straightforward opportunity for prospective buyers. Whether you are looking to downsize, invest, or find your first home, this property is a must-see. Embrace the chance to make this charming bungalow your own in a sought-after area of Exeter.

**Guide Price £299,500**

# 86 Nadder Park Road

Higher St Thomas, Exeter, EX4 1NX



- \*NO ONWARD CHAIN\*
- TWO DOUBLE BEDROOMS
- LOW MAINTENANCE GARDENS,
- SITUATED NEXT TO BARLEY VALLEY NATURE RESERVE
- LOUNGE/DINING ROOM
- MODERN SHOWER ROOM
- SIZEABLE SINGLE GARAGE
- MODERN KITCHEN
- uPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- OFF ROAD PARKING FOR UP TO 3 VEHICLES

## Entrance Hall

7'4" x 4'10" (2.25m x 1.48m)

## Garage

18'0" x 8'3" (5.51m x 2.53m)

## Lounge/Diner

15'10" x 12'0" (4.83m x 3.67m)

## Off Road Parking - up to 3 vehicles

## Kitchen

10'3" x 7'3" (3.13m x 2.21m)

## Inner Hall

## Bedroom 1

13'0" x 8'11" (3.97m x 2.73m)

## Bedroom 2

10'5" x 8'7" (3.20m x 2.63m)

## Shower Room

6'2" x 6'2" (1.89m x 1.89m)

## Gardens



Directions



# Floor Plan



Total area: approx. 71.7 sq. metres (772.0 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.

**86 Nadderpark 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 firms 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<br>(92 plus) A | 84                |
| (81-91) B  | 66                |
| (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

| Environmental Impact (CO <sub>2</sub> ) Rating                                 |                   |
|--|-------------------|
|  | Current Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(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<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC