



**'CRINAN'  
DUNCHIDEOCK  
NEAR EXETER  
DEVON  
EX2 9TY**



**GUIDE PRICE £475,000 FREEHOLD**



**A rare opportunity to acquire a spacious detached bungalow occupying a fabulous elevated position in gardens and grounds of approximately 1/3 of an acre. The bungalow and outbuildings offer great scope for either extension or redevelopment opportunities. Three bedrooms. Sitting room. Kitchen/breakfast room. Bathroom. Long private driveway. Garage/workshop with boarded roof space. Good size mature gardens and grounds. Fine outlook and views over neighbouring countryside and beyond. Popular village location within five miles of Exeter. No chain. Viewing highly recommended.**

## **ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)**

Obscure uPVC double glazed front door, with matching side panels, leads to:

### **ENCLOSED ENTRANCE PORCH**

Obscure glazed door, with matching side panel, leads to:

### **RECEPTION HALL**

Smoke alarm. Double width storage cupboard with fitted shelving. Double width airing cupboard housing hot water tank and range of storage cupboards over. Telephone point. Door to:

### **SITTING ROOM**

15'8" (4.78m) maximum x 14'6" (4.42m). Tiled fireplace with grate, raised hearth and mantel over. Picture rail. Full height uPVC double glazed window to side aspect. uPVC double glazed window to front aspect with fine outlook over garden, neighbouring countryside and beyond.

From reception hall, door to:

### **KITCHEN/BREAKFAST ROOM**

15'0" (4.57m) maximum x 13'10" (4.22m) (irregular shaped room). Fitted with a range of matching base and drawer units. Work tops including breakfast bar. Double drainer sink unit. Eye level cupboard. Plumbing and space for washing machine. Space for upright fridge freezer. Aga serving hot water supply. Walk in pantry. Larder cupboard with fitted shelving and electric light. Additional upright storage cupboard. Picture rail. Alarm control panel. uPVC double glazed window to side aspect. uPVC double glazed window to front aspect again offering fine outlook over front garden, neighbouring countryside and beyond. Obscure uPVC double glazed door providing access to:

### **SIDE PORCH**

Windows to both front and side aspects. Door providing access to side elevation.

From reception hall, door to:

### **BEDROOM 1**

15'8" (4.78m) maximum into recess x 11'4" (3.45m) excluding door recess. Picture rail. Telephone point. Wall hung wash hand basin with tiled splashback. Electric bar heater. uPVC double glazed window to rear aspect with outlook over rear garden and neighbouring fields. uPVC double glazed window to side aspect with outlook over neighbouring area.

From reception hall, door to:

### **BEDROOM 2**

10'6" (3.20m) x 9'8" (2.95m). Picture rail. uPVC double glazed window to rear aspect with outlook over rear garden and neighbouring field.

From reception hall, door to:

### **BEDROOM 3/DINING ROOM**

10'6" (3.20m) maximum into wardrobe space x 9'0" (2.74m) maximum (irregular shaped room). Built in double wardrobe. Picture rail. uPVC double glazed window to rear aspect with outlook over rear garden and neighbouring field.

From reception hall, door to:

### **BATHROOM**

7'0" (2.13m) x 5'10" (1.78m). Panelled bath with traditional style mixer tap, including shower attachment, and tiled splashback. Wash hand basin with tiled splashback. Electric wall heater. Obscure uPVC double glazed window to side aspect.

From reception hall, door to:

### **SEPARATE CLOAKROOM**

With WC. Obscure uPVC double glazed window to rear aspect.

### **OUTSIDE**

The gardens and grounds are a particular feature of the property and we understand the whole plot equates to 1/3 of an acre. The site offers great scope for redevelopment opportunities or extension works to existing property subject to the necessary consents and planning. The property is approached via a pillared entrance with double opening gates leading to a long driveway in turn providing access to:

### **GARAGE**

16'2" (4.93m) x 9'0" (2.74m). Electric light. Up and over door providing vehicle access.

Adjoining the garage is a:

### **WORKSHOP**

16'4" (4.98m) x 10'10" (3.30m). With power and light. Oil tank and coal bunker. Cloakroom with high level WC. Obscure uPVC double glazed window to front aspect.

Above the garage/workshop is a:

### **BOARDED ROOF SPACE**

Measuring 20'5" (6.22m) in length with pitched roof and electric light. uPVC double glazed window to side aspect. Raised access door (from outside). This particular area again offers great scope for converting into an external office/studio room.

The majority of the gardens and grounds are to the front and side elevations. To the front elevation is a crazy paved patio with outside lighting. Flower/shrub beds. Raised flower bed with central pillars opening to a good size shaped area of lawn with the lower end well stocked with a variety of maturing shrubs, plants, bushes and trees. To the side elevation of the bungalow is a further concrete patio with raised flower beds. Hedgerow. Open to side area of garden again consisting of a good size area of lawn with five maturing apple trees. The front and side gardens also enjoy the fine outlook and views over the neighbouring area and beyond. Directly to the rear elevation is a raised area of lawn and concrete patio, shrub bed and rockery.

**AGENTS NOTE**

The property currently has a cesspit which is located in the field opposite the bungalow. We have been advised that any new purchaser will need to install a new drainage system within their land.

**SERVICES**

Mains electric. Mains water. No gas.

**TENURE**

**FREEHOLD**

**COUNCIL TAX**

Band E

**DIRECTIONS**

From Exeter city centre proceed over Exe Bridge and take the 1<sup>st</sup> exit left onto Alphington Street which then connects to Alphington Road. Continue to the end of this, by Sainsbury's, and proceed straight ahead to the Ide roundabout. Take the 2<sup>nd</sup> exit left signposted 'Ide' and proceed along taking the left hand turning signposted 'Ide' and proceed through the village. At the roundabout bear left and stay on this road for approximately 1.7miles until reaching the village of Dunchideock. Continue straight ahead for approximately half a mile taking the left hand turning and proceed down this road for approximately 200 yards and Crinan will be found on the right hand side.

**VIEWING**

**Strictly by appointment with the Vendors Agents.**

**AGENTS NOTE**

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more checks into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this.

You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included in the sale.

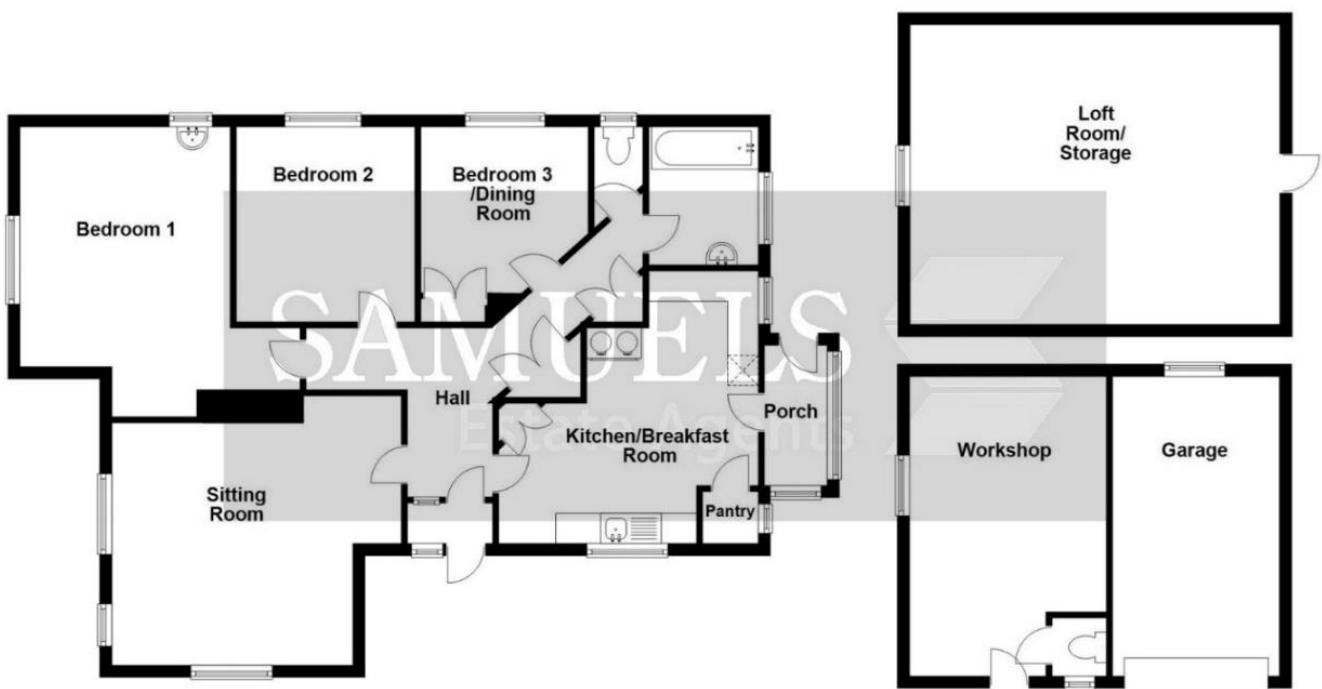
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

**AGENTS NOTE MONEY LAUNDERING POLICY**

Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

**REFERENCE**

**CDER/0624/8680/AV**



Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		50   E
21-38	F	21   F	
1-20	G		