



West of **EXE**

The Sidings  
Cowley £450,000

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Situated on the Eastern outskirts of the city of Exeter in the lovely village of Cowley is this wonderful three bedroom detached bungalow situated on a very large plot. This superb property is in an elevated position and offers wonderful viewings over the surrounding countryside. The living accommodation features; a light and spacious L-shape living/dining room, large conservatory, kitchen, three generous sized bedrooms - master with en-suite and bathroom. A real feature of the property is the beautifully maintained and tastefully landscaped gardens which surround the property. The property also benefits from a large double garage, ample parking and solar panels. The property will be sold with no ongoing chain.

Wonderful detached bungalow on very large plot | Three double bedrooms | Light and spacious L-shape living/dining room | Large conservatory with lovely views | Kitchen | Master bedroom with en-suite | Family bathroom | Beautifully maintained gardens surround the property | Double garage and ample parking | No ongoing chain

## PROPERTY DETAILS:

### APPROACH

Upvc part glazed front door to entrance lobby.

### ENTRANCE LOBBY

Part glazed door to entrance hallway.

### ENTRANCE HALLWAY

Spacious L-shape hallway with feature glass panel wall with obscure glass to the living room. Radiator. Door to cupboard housing floor standing oil fired boiler and shelving. Further door to shallow cupboard housing electric meter etc. Glass panel doors to living room, bedrooms and bathroom.

### LIVING/DINING ROOM

24' 6" x 17' 6" (7.47m x 5.33m)(narrowing to 12'2" (3.71) Light and spacious L-shape triple aspect room with Upvc double glazed windows to front, side and rear aspect offering wonderful views over the surrounding gardens and countryside beyond. Two radiators. TV and telephone points. Feature fireplace of stone cladding with fire inset and power point for electric fire. Wall lighting. Glass panel door to kitchen and sliding patio door to conservatory.

### CONSERVATORY

11' 3" x 9' 5" (3.43m x 2.87m) Large Upvc constructed conservatory with windows to front, side and rear aspect offering lovely views over the gardens and countryside beyond. Radiator. Wall lighting.



### KITCHEN

10' 2" x 8' 8" (3.1m x 2.64m) Double aspect room with Upvc double glazed windows to both side aspects with outlook over the gardens. Fitted kitchen with range of base and wall units in wood effect finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Space for slot-in electric cooker with fitted extractor hood over. Space and plumbing for slimline dishwasher. Further under worktop appliance space. Radiator. TV and telephone points. Part glazed Upvc door to garden.

### BEDROOM 1

17' 0" x 11' 4" (5.18m x 3.45m) Wonderful sized master bedroom with two Upvc double glazed windows to front aspect with lovely outlook over the gardens and countryside beyond. Radiator. TV and telephone points. Door to en-suite.

### EN-SUITE

10' 9" x 4' 1" (3.28m x 1.24m) Upvc double glazed window to side aspect with obscure glass. Modern white suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under and glass sliding door to large tiled shower enclosure with mixer shower. Recess spotlights. Chrome ladder style radiator.

### BEDROOM 2

21' 6" x 8' 5" (6.55m x 2.57m) Further impressive sized double aspect bedroom with Upvc double glazed windows to side and rear aspect. Radiator.

### BEDROOM 3

9' 7" x 7' 5" (2.92m x 2.26m) Double bedroom with Upvc double glazed window to front aspect with lovely outlook over the gardens and countryside beyond. Radiator. Telephone point. Fitted shelving.

### BATHROOM

8' 0" x 5' 5" (2.44m x 1.65m)(plus deep shower recess) Upvc double glazed window to rear aspect with obscure glass. Modern white suite comprising; low level w.c. and hand wash basin set in vanity unit with cupboard and drawer under., bath with tiled surround and glass door to tiled shower enclosure with mixer shower. Radiator.

### OUTSIDE

#### PARKING

The property is approached via a private drive with five bar gate leading to a large parking area and detached double garage.

#### GARAGE

18' 0" x 17' 3" (5.49m x 5.26m) Electric up and over door to large double garage complete with light and power. To the side of the garage is a useful W.C. and a covered storage area.

### GARDENS

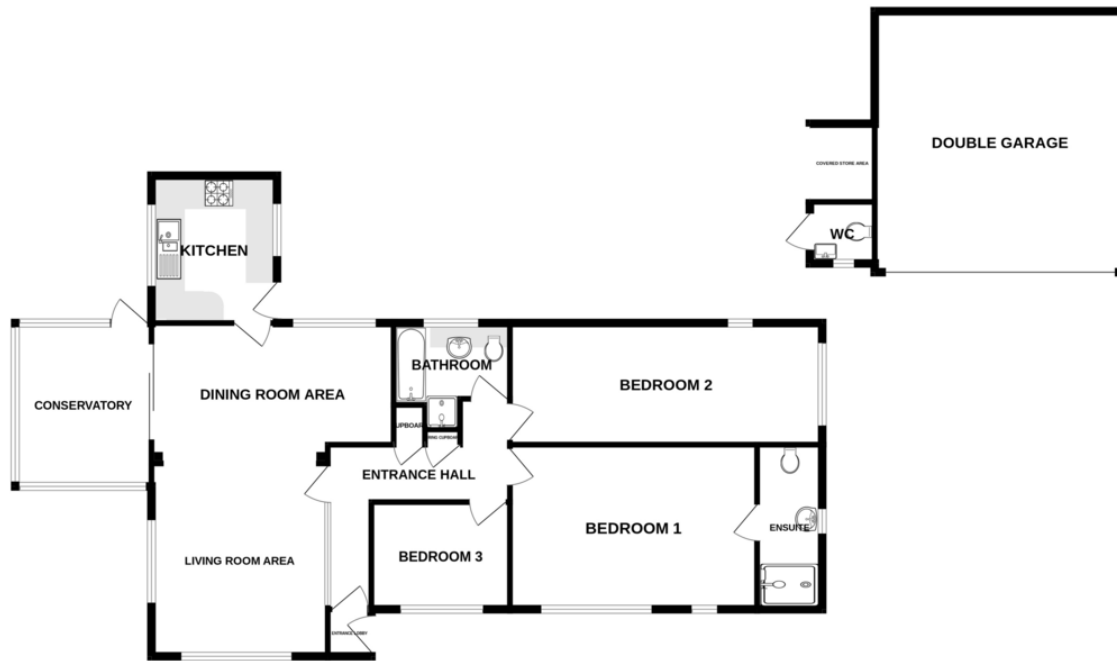
Beautifully maintained gardens surround the property and offer a good degree of privacy featuring a large decked terrace with walkways leading to a lower garden with two ponds and seating areas surrounded by flower borders, plus lawned garden areas and a vegetable garden. A gravelled pathway leads to a drying area and on further to a raised timber built covered gazebo with a raised platform and offering wonderful views across the countryside.

### AGENTS NOTES:

The property is Freehold.  
Council Tax Band: E - East Devon Council  
Property has fitted privately owned solar panels.



# GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		98
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(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	
<small>WWW.EPC4U.COM</small>		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



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