



Trenhill

Spreyton | Devon | EX17 5AL

STUART
OLIVER
RESIDENTIAL

Property Location

EX17 5AL

An immaculate two double bedroom semi-detached bungalow set in the very heart of this highly sought after village of Spreyton. The property has a modern kitchen/diner and shower room. There is a single garage, gated parking for a few cars and lovely front and rear gardens.

- Immaculate semi detached bungalow
- Central village location
- Spacious reception room
- Modern kitchen/dining room
- Two double bedrooms
- Modern shower room
- Separate utility room
- Single garage
- Gated front garden with parking
- Delightful side and rear gardens

Situation

The property is located in the sought after village of Spreyton. The village has a vibrant community with regular events and good amenities, including a volunteer-run shop, weekly post office, well regarded primary school, church, award-winning public house (Tom Copley Tavern), hair salon, village hall, regular farmers market, cricket pitch and a garage. The town of Crediton is easily accessible, as is Okehampton, with its excellent range of shops and services, three supermarkets (including a Waitrose) modern hospital and expanding sixth form college. The cathedral City of Exeter is some 20 miles away, offering an extensive range of shopping and business facilities and additional schooling options together with main line rail, international air and M5 motorway connections. The A30 dual carriageway is easily accessible providing a direct link west into Cornwall and East to Exeter, the M5 and beyond. Crediton and Okehampton benefit from a rail link connecting to Exeter City centre. Dartmoor National Park is just 5 miles away and offers magnificent scenery and opportunities for walking, riding and other outdoor pursuits.





Upon arrival you are greeted by a gated driveway leading to the single garage and parking for a few cars and lawned front garden. Once inside the front door you are greeted by an entrance vestibule offering plenty of space for shoes and coats, this then leads into the spacious and bright reception room which has a large double glazed picture window overlooking the front garden. There is a built in log burner for those winter evenings and wooden flooring. From the reception room there is a part glazed door to the modern kitchen/dining room which has a modern range of base and eye level units, two being glass fronted and shelved for display purposes and ample work tops. There is a built in electric range cooker with an electric hob and a matching extractor hood over. There is also a built in dishwasher and fridge freezer. The kitchen has a lovely view to the side over the side decked entertaining area. From the kitchen there is a door to the separate utility room which has a work top with a cupboard under and space/plumbing for a washing machine. The utility room has a door leading out to a covered walkway with doors either end leading to the front driveway and to the rear garden. There is also a door to the single garage which has power and light.

From the reception room there is a door to the rear hallway which gives access to both the bedrooms, the family shower room and to the spacious airing cupboard. The main bedroom is to the rear and enjoys lovely views over the rear garden. This is a spacious bedroom with a wide built in wardrobe with side shelving. The second bedroom is a double bedroom with views to the side over the covered seating area and decked entertaining space. The shower room is modern with a glazed shower cubicle with a monsoon shower and separate hand held shower attachment, a wc and a modern vanity unit with a wash hand basin and plenty of cupboard storage below.

Outside there is a side garden which is mainly decked with an attractive covered seating area and storage cupboard to one side. From the side garden the path leads to the delightful rear garden with mature flower, tree and shrub borders and a central lawned area. There is a large timber shed and greenhouse. The oil boiler and the oil tank is also located in the rear garden.

To the front there is a fenced front garden with a lawned area, log store and flower and shrub borders. The front garden has parking for a two/three cars and access to the single garage. The driveway is accessed through two timber gates from the road.

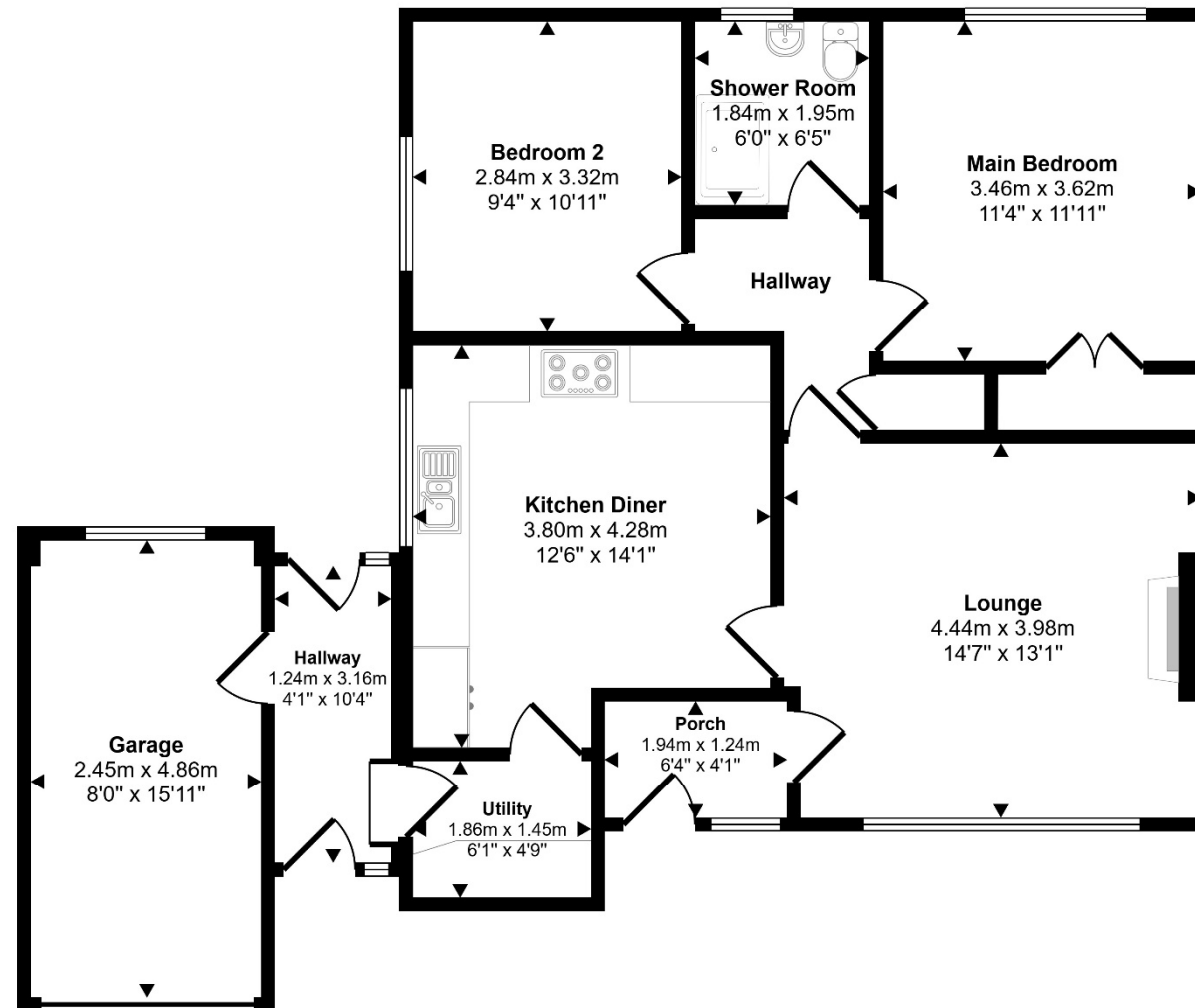
Services – Mains electricity. Oil fired boiler serving central heating and hot water. Mains water and drainage.







Approx Gross Internal Area
90 sq m / 969 sq ft



Floorplan

Council Tax Band: Band B
Tenure: Freehold

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(91-100) A		
(81-90) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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