

# HUNTERS<sup>®</sup>

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## Milbury Lane

Exminster, EX6 8AD

Offers Over £225,000



Council Tax: B





# 7 Milbury Lane

Exminster, EX6 8AD

Offers Over £225,000



## Lounge

15'9" x 9'8" (4.81 x 2.95)

Measurements excluding alcoves (average measurements). A characterful room with exposed ceiling beams. Feature fireplace with raised hearth, inset wood burning stove and wood mantle over. Storage cupboards built into alcove. Charming wooden double-glazed window to front aspect. Feature archway opening to:

## kitchen / diner

18'4" x 9'5" (5.60m x 2.89m )

A modern kitchen comprising a range of cream gloss fronted base, drawer and eye level units. Wood effect roll edge work surfaces with decorative tiled splashbacks. Single drainer sink unit with modern style mixer tap. Gas cooker. Plumbing and space for washing machine. Integrated slimline dishwasher. Exposed ceiling beams. Radiator. Under stair recess. Stairs rising to first floor. Three uPVC double glazed windows to rear aspect. Stable style door provides access to rear garden.

## Landing

Access to roof space. Doors to.

## Bedroom two

9'6" x 7'9" (2.9m x 2.37)

Double bedroom. Radiator. Television aerial point. UPVC double glazed window to rear aspect with outlook over rear garden.

## Bedroom one

15'10" x 10'2" (4.85m x 3.11m )

Measurements excluding alcoves (average measurements). Double bedroom. Feature cast iron fireplace with carved wood surround. Television

aerial point. Radiator. Deep window bay, wooden double glazed window to front aspect.

## Bathroom

A matching white suite comprising bath with modern fitted shower unit over bath, shower curtain and tiled splashback. Wash hand basin with tiled splashback. Low-level WC. Wall-mounted boiler serving central heating and hot water supply. Electric wall heater. UPVC double-glazed window to rear aspect with outlook over rear garden.

## Garden

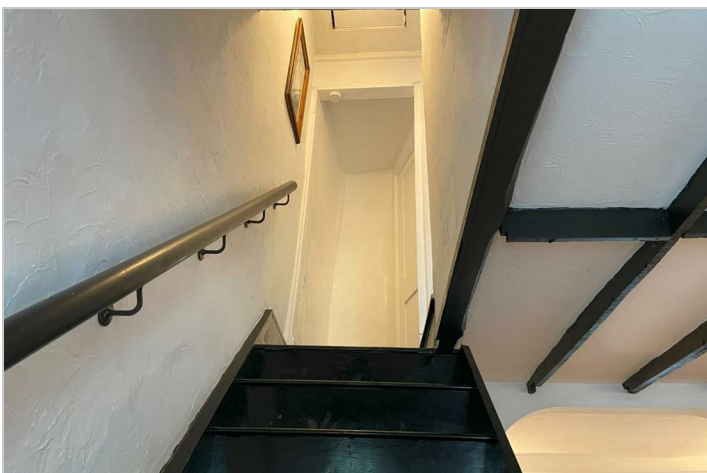
To the rear of the property is a delightful cottage-style garden consisting of a concrete patio with outside light and water tap. Side steps lead up to a raised area of lawned garden with a flower/shrub bed whilst to the top end of the garden is a paved patio, shrub bed and useful covered storage area. The rear garden is enclosed on all sides

- Two bed cottage
- Enclosed rear garden
- Period features
- Village location
- Modern kitchen
- Wonderful first time purchase

Welcome to Milbury Lane - a delightful 2-bedroom period cottage with sunny garden, situated in the heart of the village of Exminster.

This cosy and inviting property features; a good-sized reception room with a feature fireplace and log burning stove, modern kitchen equipped with gas stove and built-in dishwasher, light and very spacious main bedroom, modern bathroom, and second double bedroom overlooking the generous sized southerly facing cottage style garden.

This character property is a fantastic first-time home in Exminster, a popular village on the outskirts of Exeter. It's within a few minutes walking distance to all local amenities including a convenience store, hairdressers, coffee shop, school, pub and charity shop. Viewings highly recommended.



## Road Map



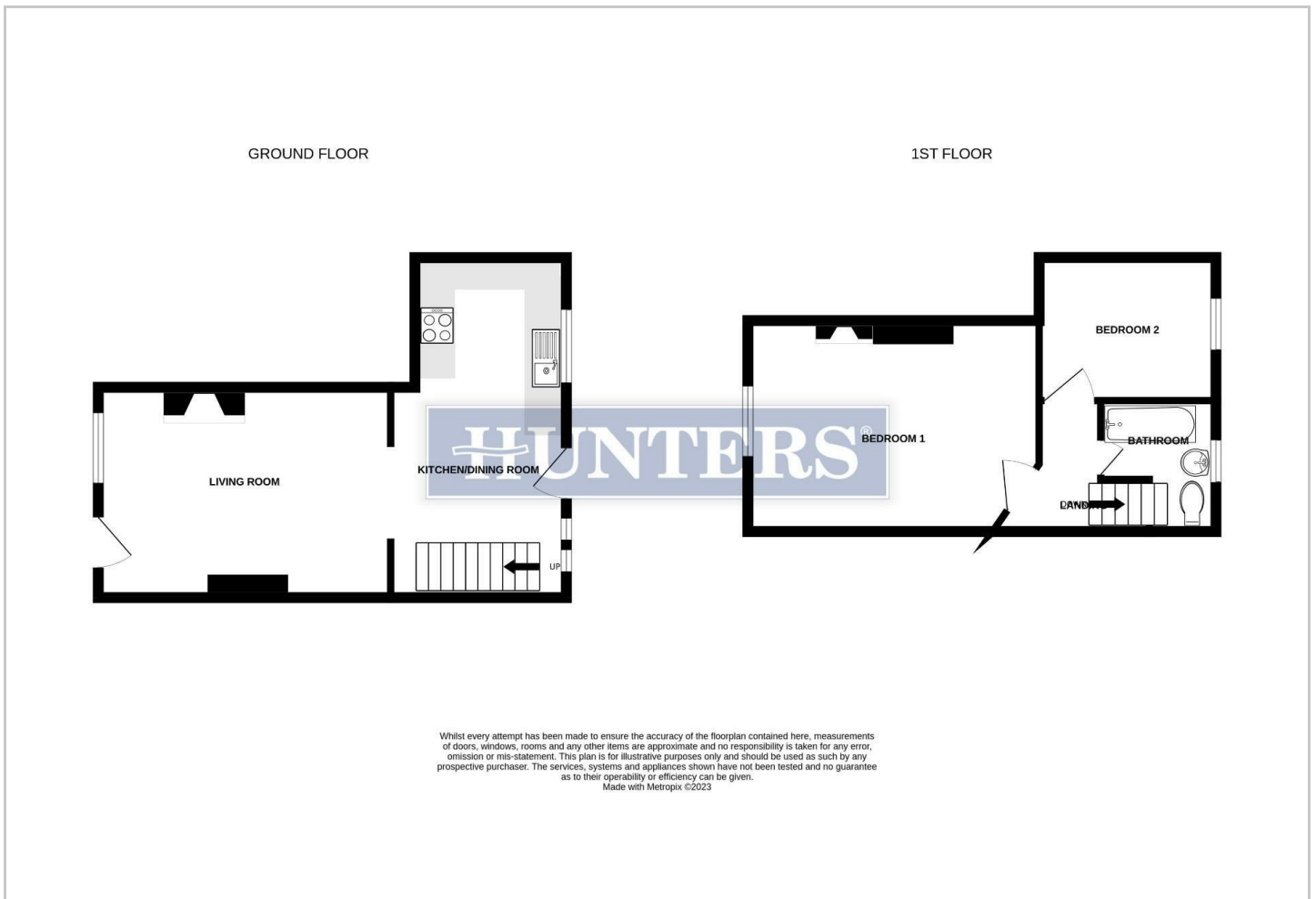
## Hybrid Map



## Terrain Map



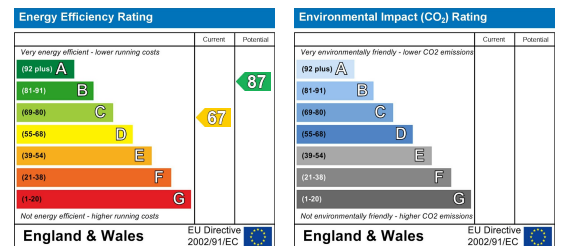
## Floor Plan



## Viewing

Please contact our Hunters Exeter Office on 01392 340130 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.