



West of 

Crockwells Road
Exminster £360,000

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12 Crockwells Road is a wonderful modified two bedroom bungalow, situated on a good size plot in a highly desirable residential area of Exminster and within easy reach of the village centre. This lovely property features; light and spacious living room with french doors to the garden, large kitchen/dining room, two good sized bedrooms, plus a bathroom and shower room. A real feature of the property is the generous sized rear garden with well stocked borders, patio and lawned areas. To the front is driveway parking for a couple of vehicles leading to a single garage. Chain Free.

Wonderful detached bungalow | Two bedrooms | Attractive living room overlooking the garden | Large kitchen/dining room | Bathroom | Further shower room | Light and spacious | Generous sized rear garden | Driveway parking and single garage | Chain Free

PROPERTY DETAILS:

APPROACH

Upvc front door to enclosed porch.

ENCLOSED ENTRANCE PORCH

7' 6" x 4' 1" (2.29m x 1.24m) Upvc double glazed window to side aspect. Tiled floor. Power point. Upvc part glazed door to rear and Upvc glazed door to entrance hallway.

ENTRANCE HALLWAY

L'shape entrance hallway laid partly to quality wood effect laminate flooring and partly to carpet. Coat hanging space. Two radiators. Hatch to loft space. Glass panel doors to kitchen/dining room and living room. Folding door to second bedroom. Doors to bathroom, bedroom 1 and shower room.

BATHROOM

8' 3" x 7' 2" (2.51m x 2.18m) Upvc double glazed window to front aspect with obscure glass. White suite comprising; low level w.c. and hand wash basin set in vanity unit, and bath with tiled surround. Ladder style radiator. Extractor fan. Tiled effect laminate flooring. Useful fitted storage cupboard complete with shelving.



KITCHEN/DINING ROOM

15' 3" x 12' 8" (4.65m x 3.86m) (max) Light and spacious double aspect room with large Upvc double glazed window to front aspect and further Upvc double glazed window to side aspect. Fitted kitchen with range of base, wall and drawer units in wood effect finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral single electric oven and hob with extractor hood over. Space and plumbing for washing machine and dishwasher. Space for freestanding fridge/freezer. TV point. Radiator. Matching quality wood effect laminate flooring.

BEDROOM 1

13' 6" x 9' 8" (4.11m x 2.95m) (plus wardrobes) Spacious double bedroom with full height Upvc double glazed window to rear aspect with outlook over the garden. Radiator. Range of built-in wardrobes complete with hanging rails and shelving. Telephone point.

SHOWER ROOM

6' 7" x 5' 4" (2.01m x 1.63m) Upvc double glazed window to side aspect with obscure glass. White suite comprising; low level w.c., hand wash basin set in vanity unit and glass sliding door to tiled shower enclosure with mixer shower. Tiled effect laminate flooring. Chrome ladder style radiator. Fully tiled walls.

BEDROOM 2

9' 9" x 7' 0" (2.97m x 2.13m) Good sized second bedroom with Upvc double glazed window to side aspect. Wood effect laminate flooring.

LIVING ROOM

13' 1" x 9' 6" (3.99m x 2.9m) Bright and spacious living room with large Upvc double glazed french doors and full height Upvc double glazed opening onto the garden. Coved ceiling. Radiator. TV and telephone points.

OUTSIDE

FRONT

Open front garden area laid to lawn and edged with mature flower board. Path to front door and to gated side access on both sides. Driveway offering parking for up to three vehicles leading to the garage.

DETACHED GARAGE

17' 3" x 8' 8" (5.26m x 2.64m) Up and over door to good sized single garage with light and power. Window to rear aspect. Pedestrian side door to garden.

REAR GARDEN

A real feature of the property is the generous sized rear garden which features; paved patio area adjoining the rear of the property with pathway leading down to the end of the garden with vegetable garden and fitted greenhouse, plus a level lawned garden area edged with mature flower borders.

AGENTS NOTES

The property is Freehold
Council Tax Band: C - Teignbridge District Council
Chain Free



