



West of 

Brownlees

Exminster

£450,000

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A rare opportunity to purchase a quality Redrow built three bedroom bungalow situated in a highly desirable location within the popular village of Exminster. This superb property sits on a good size plot and features; light and spacious living room with feature bay window leading through to the dining room area, spacious kitchen, three good sized bedrooms - master with en-suite and a modern shower room. Outside to the front is driveway parking for two vehicles leading to an attached garage which has had the front changed to door and window (but could be changed back). To the rear is a wonderful south westerly facing garden on two levels and offers a good degree of privacy. Chain Free.

Wonderful quality detached bungalow | Three good sized bedrooms | Light and spacious living room | Archway leading through to the dining room | Spacious kitchen | Master bedroom with en-suite | Modern shower room | Lovely south westerly facing rear garden | Driveway parking for two vehicles leading to a single attached garage | Chain Free

PROPERTY DETAILS

APPROACH

Part glazed Upvc front door to entrance hallway. Outside light.

ENTRANCE HALLWAY

Spacious L shape entrance hallway. Coved ceiling. Radiator. Door to useful storage cupboard complete with shelving. Door to further cupboard housing the Baxi gas boiler. Doors to living room, kitchen, bedrooms and shower room.

LIVING ROOM

13' 5" x 12' 7" (4.09m x 3.84m) (plus bay window) Light and spacious room with large feature Upvc double glazed bay window to front aspect. Coved ceiling. Radiator. Feature fireplace with polished stone mantle and hearth, and fitted living flame effect electric fire. TV and telephone points. Archway to dining room.

DINING ROOM

10' 7" x 8' 7" (3.23m x 2.62m) Further light and spacious room with Upvc double glazed window to front aspect. Coved ceiling. Radiator. Serving hatch from kitchen.



KITCHEN

11' 6" x 8' 5" (3.51m x 2.57m) Attractive kitchen with two Upvc double glazed windows to side aspect. Fitted kitchen with excellent range of base, wall and drawer units in wood effect finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral electric single oven and gas hob with extractor hood over. Space and plumbing for washing machine. Space for freestanding fridge/freezer. Tiled floor.

BEDROOM 1

11' 4" x 11' 3" (3.45m x 3.43m) Spacious master bedroom with Upvc double glazed window and Upvc part glazed door to garden. Radiator. Range of built-in wardrobes and high level storage cupboards. Door to en-suite.

EN-SUITE

8' 1" x 3' 1" (2.46m x 0.94m) White suite comprising; low level w.c., pedestal hand wash basin and glass folding door to large shower enclosure with mixer shower over. Radiator. Shaver point. Extractor fan. Fitted shelving.

BEDROOM 2

11' 3" x 9' 8" (3.43m x 2.95m) Further spacious double bedroom with Upvc double glazed window and Upvc part glazed door to the garden. Radiator.

BEDROOM 3

9' 1" x 7' 0" (2.77m x 2.13m) Good sized third bedroom with Upvc double glazed window to side aspect. Radiator.

BATHROOM

6' 7" x 5' 8" (2.01m x 1.73m) Upvc double glazed window to side aspect with obscure glass. White suite comprising; low level w.c. and hand wash basin set in vanity unit with cupboard under, and glass door to large tiled shower enclosure with mixer shower over. Chrome ladder style radiator. Tiled floor. Extractor fan. Part tiled walls.

OUTSIDE

FRONT

Open front garden area laid to decorative gravel with border stocked with a variety of mature plants and shrubs. Tarmac driveway offering parking for two vehicles leading to the garage.

GARAGE

17' 2" x 8' 8" (5.23m x 2.64m) Good sized attached single garage which has Upvc double glazed windows and Upvc part glazed doors with obscure glass to both front and rear entrances. Light and power. Eaves storage. (Front entrance can easily be put back to a up and over door).

REAR GARDEN

Wonderful landscaped garden set on two levels and enjoying a south/westerly aspect, and benefitting from a good degree of privacy. The garden features a large paved patio area adjoining the rear of the property with a fitted wooden pergola, Six shallow steps lead up to a further garden area laid to slate chippings and edged by borders stocked with an abundance of mature plants and shrubs. Gated side access on both sides leads out to the front of the property. Outside lights.

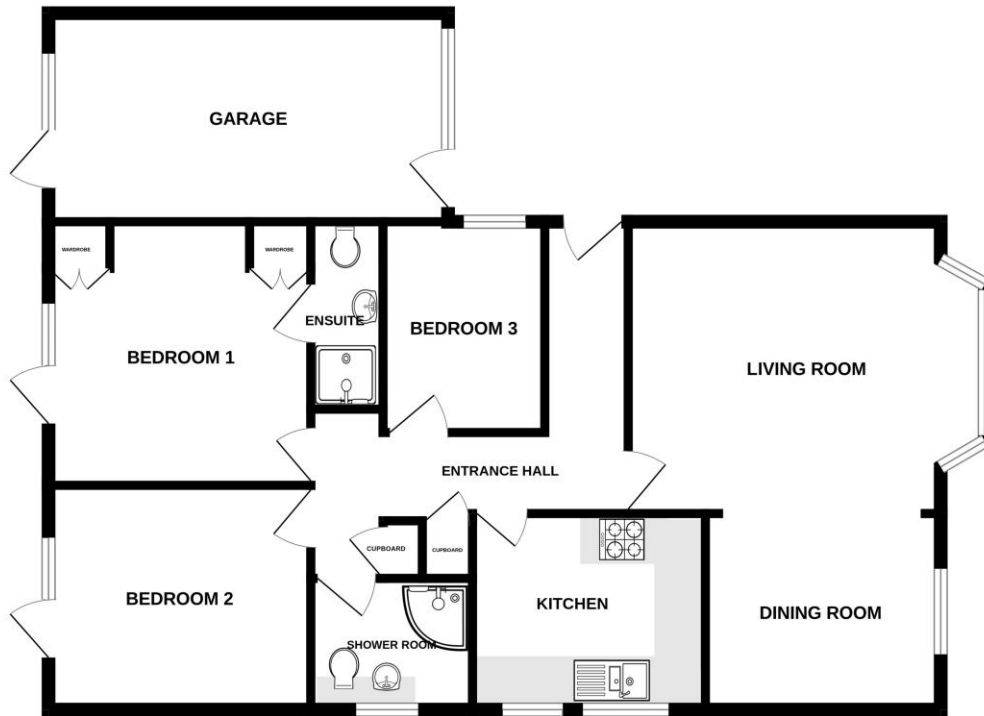
AGENTS NOTES:

The property is Freehold.

Council Tax Band: E - Teignbridge District Council



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			



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