



West of 

Aboveaway

Exminster Offers in excess of £360,000

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Exminster O.I.E.O. £360,000

Wonderful light and spacious three double bedroom semi detached house in a highly sought after area of Exminster, benefitting from southerly facing rear garden, off road parking and garage. This lovely property is well presented throughout and features; two reception rooms, modern kitchen, separate utility and downstairs w.c. On the first floor are two double bedrooms and bathroom, and on the second floor a large third bedroom.

Attractive semi detached house | Three double bedrooms | Two reception rooms | Modern kitchen | Utility room | Downstair w.c. | Modern bathroom | Southerly facing rear garden offering a good degree of privacy | Off road parking for up to two vehicles | Single detached garage

PROPERTY DETAILS

APPROACH

Covered entrance canopy. Upvc front door to entrance hallway. Outside light.

ENTRANCE HALLWAY

Upvc double glazed window to side aspect. Quality engineered oak flooring. Radiator. Coat hanging space. Stairs to first floor. Doors to living room and dining room.

LIVING ROOM

12' 9" x 11' 5" (3.89m x 0m) Light and spacious living room with large Upvc double glazed window to front aspect. Radiator. Feature decorative fireplace with wood mantle and recess. Picture rail. TV and telephone points.

DINING ROOM

12' 9" x 12' 0" (3.89m x 3.66m) (max) Further light and spacious room with Upvc double glazed window to rear aspect with outlook over the utility room. Quality solid oak flooring. Radiator. Feature fireplace with solid oak mantle and fitted wood burning stove. Built-in alcove cupboard and shelving. Door to understair cupboard. Door to kitchen.

KITCHEN

11' 3" x 7' 5" (3.43m x 2.26m) (max) Modern fitted kitchen with range of base, wall and drawer units in high gloss cream finish. Work top with tiled surround and inset composite sink. Integral electric double oven and gas hob with extractor hood over. Space and plumbing for washing machine. Space for under worktop appliance. Upvc double glazed window to side aspect and further window with outlook into the utility room. Wall mounted Worcester gas boiler. Part glazed door to utility room.



UTILITY ROOM

11' 3" x 8' 4" (3.43m x 2.54m) Upvc double glazed windows to rear aspect and Upvc part glazed door to garden. Range of base and wall units in wood effect finish. Roll-edge worktop with inset stainless steel sink with space and plumbing under for washing machine. Built-in shelving. Further under worktop appliance space. Door to w.c.

W.C.

3' 2" x 2' 7" (0.97m x 0.79m) White low level w.c. Tiled floor.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to spacious first floor landing with Upvc double glazed window to side aspect. Stairs to second floor/bedroom 3. Doors to bedrooms and bathroom.

BEDROOM 1

11' 6" x 10' 8" (3.51m x 3.25m) Light and spacious double bedroom with large Upvc double glazed window to front aspect. Radiator. TV point.

BEDROOM 2

12' 1" x 10' 1" (3.68m x 3.07m) (max) Further spacious double bedroom with Upvc double glazed window to rear aspect with outlook over the gardens and surround countryside with glimpses of the River Exe. Radiator. TV point.

BATHROOM

8' 4" x 5' 0" (2.54m x 1.52m) Upvc double glazed window to front aspect. White suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under and bath with tiled surround, glass folding screen and mixer shower. Recess spotlights. Two chrome ladder style radiators. Shaver point and light.

SECOND FLOOR

STAIRS/LANDING

Stairs from first floor landing leading up to bedroom 3.

BEDROOM 3

17' 3" x 14' 8" (5.26m x 4.47m) (max with some height restriction) Wonderful light and spacious room with two Velux ceiling windows and large Upvc double glazed window to rear aspect offering lovely views over the gardens and surrounding countryside down towards the River Exe. Range of fitted quality base and drawer units in high close charcoal grey finish and fitted hand wash basin with light and shaver point. Fitted shelving and open wardrobe with hanging rail. Alcove storage. Recess spotlights.

OUTSIDE

FRONT

Steps lead up from the road to a deep front garden laid to lawn with path to front door and around to side gated access.

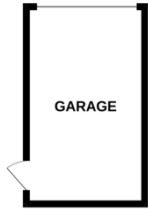
REAR GARDEN

Attractive southerly facing rear garden set on three levels and offering a good degree of privacy and featuring; large paved patio area adjoining the rear of the property with outside lighting and power points, wooden steps lead up to a further garden with lawned area and timber decked area with fitted gazebo, and further step to parking hardstanding and double gated access to the rear alleyway.

AGENTS NOTES:

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

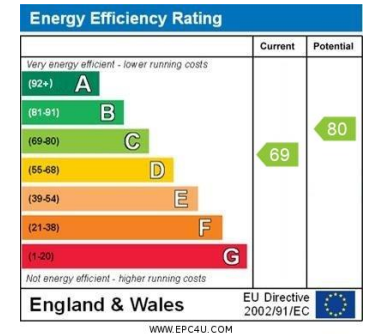




GROUND FLOOR



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



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