



Lovely character two double bedroom mid terrace cottage situated close to the centre of the village and all its amenities. The property features; spacious entrance lobby with large cupboard, light and spacious living room with feature fireplace, further spacious kitchen/breakfast room, and rear lobby leading to a downstairs modern bathroom. On the first floor are two double bedrooms. The properties of Exe View have their main gardens to the front of the property and a small courtyard garden to the rear. There is also a driveway offering parking for one vehicle. The property will be sold Chain Free.

Exe View

Exminster O.I.R.O. £280,000

West of 

Exe View Exminster O.I.R.O. £280,000

Character mid terrace village cottage | Two double bedrooms |
 Spacious living room | Further spacious kitchen/breakfast room |
 Downstair modern bathroom | Rear courtyard garden | Good sized
 front garden | Gas central heating and double glazed | Driveway
 parking for one vehicle | Chain Free

PROPERTY DETAILS:

APPROACH

Stable style part glazed door to enclosed entrance porch.

ENTRANCE PORCH

Good sized entrance porch with tiled floor and window to side aspect. Double doors to large storage cupboard complete with shelving. Upvc glazed door to living room.

LIVING ROOM

12' 8" x 11' 4" (3.86m x 3.45m) (max) Characterful room with Upvc double glazed window to front aspect. Feature white washed stone effect walls and large fireplace with stone hearth. Radiator. Wall lighting. Door to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

12' 8" x 10' 2" (3.86m x 3.1m) (max) Spacious room with Upvc double glazed window to rear aspect with outlook over the rear courtyard. Range of bespoke fitted kitchen base and drawer units in wood finish. Tiled worktop with wood trim and inset stainless steel sink. Slot-in Rangemaster electric cooker with 5-ring gas hob and Rangemaster cooker hood over. Space and plumbing for washing machine. Wall mounted gas combi boiler. Tiled floor. Stairs to first floor. Recess spotlights. Stable style door to rear lobby.

REAR LOBBY

5' 9" x 3' 6" (1.75m x 1.07m) Useful rear lobby with tiled floor and part tiled walls. Door to bathroom and door to rear courtyard.

BATHROOM

6' 5" x 5' 9" (1.96m x 1.75m) Attractive fully tiled bathroom with modern white suite comprising: low level w.c., pedestal hand wash basin and bath with tiled surround, glass shower screen and electric shower. Upvc double glazed window to rear aspect with obscure glass and further window to rear. Extractor fan. Modern vertical radiator.

FIRST FLOOR

STAIRS/LANDING

Stairs from kitchen/breakfast room to small first floor landing with exposed timbers. Doors to bedrooms 1 and 2.

BEDROOM 1

12' 8" x 12' 7" (3.86m x 3.84m) (max) Spacious characterful double bedroom with some exposed timbers. Upvc double glazed window to front aspect. Fireplace with ornate opening. Radiator. Hatch to loft space. Wall lighting. Telephone point. Door to storage cupboard.

BEDROOM 2

12' 8" x 7' 5" (3.86m x 2.26m) Further spacious double bedroom with Upvc double glazed window to rear aspect. Radiator. Wall lighting.

OUTSIDE

FRONT

Good sized front garden accessed through a gate from the driveway to a covered storage area leading into the garden with winding paved pathway edged with deep flower borders and decked terrace - leading onto the front entrance.

PARKING

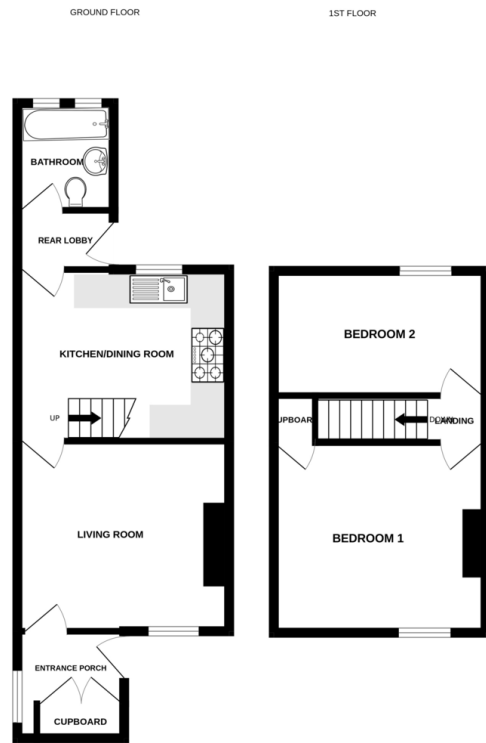
Paved driveway parking located at the front of the property offering parking for one vehicle.

REAR GARDEN

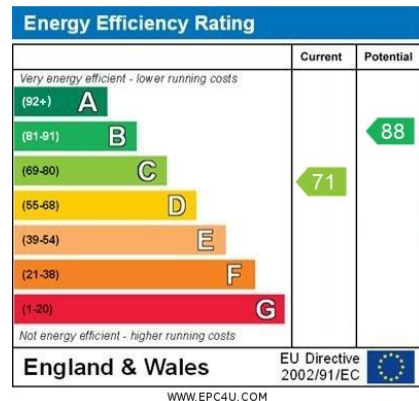
Small courtyard garden laid to timber decking with right of way pathway to front of terrace.

AGENTS NOTES:

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



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix (2024)



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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