



West of 

## Marshview Cottage

Exminster Offers in excess of £400,000



# Marshview Cottage

Exminster O.I.E.O. £400,000

Situated in the heart of the popular village of Exminster, this attractive and character-filled three/four bedroom detached cottage offers a perfect blend of traditional charm and modern convenience. The property offers generous ground floor living space with the living room and dining room enjoying a wonderful double sided fireplace with fitted double sided wood burner, seamlessly flows through to the well equipped kitchen/breakfast room, and light filled conservatory. A flexible ground floor fourth bedroom/multi-use room offers a further versatile space. Upstairs you will find three good sized bedrooms and bathroom. There is a private enclosed cottage style garden offering a tranquil outdoor space to relax and entertain surrounded by mature plants and greenery with path leading to a useful converted garage offering a multitude of uses. Ideally located with easy access to all village amenities, the city of Exeter and major road networks, this delightful home is a must-see.

Attractive detached village cottage | Three/four good sized bedrooms | Wonderful triple aspect lounge and spacious dining room | Both linked by a double sided fireplace with newly fitted double sided log burner | Large kitchen/breakfast room | Ground floor fourth bedroom/multi-use room | Large conservatory | Family bathroom | Cottage style private garden | Converted garage and off road parking for one vehicle

## PROPERTY DETAILS:

### APPROACH

Upvc front door to entrance hallway.

### ENTRANCE HALLWAY

Stripped wood floor. Stairs to first floor. Doors to dining room and fourth bedroom.

### DINING ROOM

12' 2" x 12' 1" (3.71m x 3.68m) (plus bay window) Wonderful characterful room with Upvc double glazed bay window to front aspect and stripped wood floor. Picture rail. Radiator. Two archways through to the living room. Feature double sided fireplace with newly fitted double sided woodburner. Wall lighting. Opening through to the breakfast room.

### LIVING ROOM

16' 9" x 11' 3" (5.11m x 3.43m) Light and spacious triple aspect room with Upvc double glazed windows to front, side and rear aspect. Picture rail. TV and telephone points. Large feature double sided fireplace with fitted double sided logburner. Radiator.

### BREAKFAST ROOM AREA

8' 9" x 6' 0" (2.67m x 1.83m) Spacious breakfast area with tiled floor. Sliding Upvc patio door to conservatory. Archways to dining and living room. Opening to kitchen area.





### KITCHEN AREA

14' 10" x 7' 5" (4.52m x 2.26m) (max) Good size kitchen with Upvc double glazed window to rear aspect and part glazed Upvc door to conservatory. Range of base and wall units in dark blue finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Space for fridge/freezer. Space and plumbing for dishwasher. Tiled floor. Freestanding SMEG range style cooker with 6 ring gas hob. Door to useful larder cupboard. Understair storage recess. Cupboard housing newly fitted Worcester gas boiler. Telephone point. Doorway to fourth bedroom.

### FOURTH BEDROOM/MULTI USE ROOM

12' 2" x 12' 0" (3.71m x 3.66m) (plus bay window) Further spacious room with Upvc double glazed bay window to front aspect. Stripped wood floor. Feature ornate fireplace with wood mantle, tiled hearth and Victorian style cast iron grate. Decorative beams. Picture rail. Radiator.

### CONSERVATORY

25' 0" x 7' 3" (7.62m x 2.21m) Large Upvc constructed conservatory with windows to side and rear aspect, French doors and two further doors to garden. Tiled floor. Space and plumbing for washing machine.

### FIRST FLOOR

#### STAIRS/LANDING

Stairs from entrance hallway to first floor landing. Stripped wood floor. Doors to bedrooms, cloakroom and bathroom. Door to large storage cupboard complete with shelving (previously a 2nd w.c. with plumbing still in place).

#### BEDROOM 1

12' 2" x 12' 1" (3.71m x 3.68m) Spacious double bedroom with tall Upvc double glazed window to front aspect. Picture rail. Stripped wood floor. Radiator. Hatch to loft space.

#### BEDROOM 2

12' 2" x 12' 1" (3.71m x 3.68m) Further spacious double bedroom with tall Upvc double glazed window to front aspect. Picture rail. Stripped wood floor. Radiator. Doorway to large cupboard space.

#### BEDROOM 3

9' 0" x 6' 8" (2.74m x 2.03m) Good sized single bedroom with Upvc double glazed window to rear aspect. Radiator. Door to wardrobe complete with hanging rail and shelf.

#### BATHROOM

8' 10" x 8' 3" (2.69m x 2.51m)(max) Attractive bathroom with stripped wood floor and wood panelled walls to dado height. White suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under, bath with tiled surround and ornate mixer tap with shower head attachment plus further mixer shower over. Upvc double glazed window to rear aspect with obscure glass. Radiator.

### OUTSIDE

#### FRONT

Small front garden area enclosed by low wall with path to front door.

#### MULTI-USE ROOM (CONVERTED GARAGE)

17' 5" x 9' 0" (5.31m x 2.74m) Professionally converted to make a multi use room with light and power. Wall mounted electric heater. Built-in storage cupboards. Window and pedestrian door to garden. (Up and over door still in place but hidden internally).

#### REAR GARDEN

Private enclosed low maintenance cottage style garden with gravelled areas and winding pathways, edged with an abundance of plants and shrubs.

#### PARKING

Gated driveway offering parking for one vehicle can be accessed from Walnut Close located to the rear of the property.

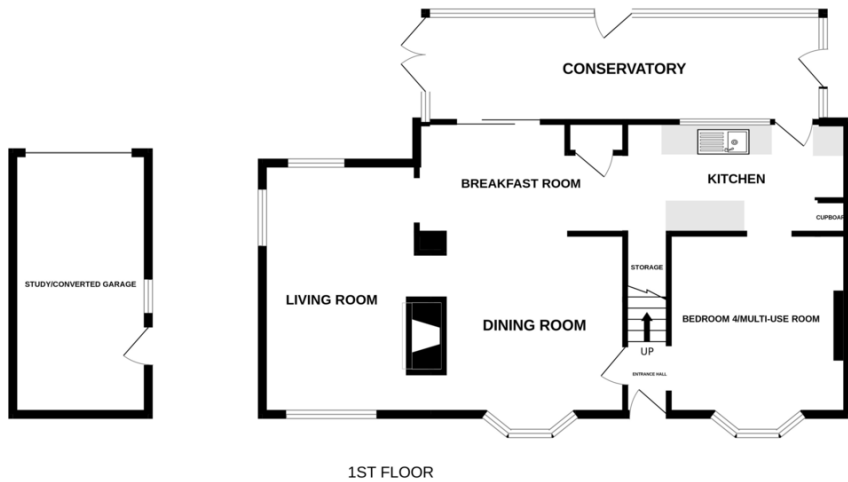
#### AGENTS NOTES:

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

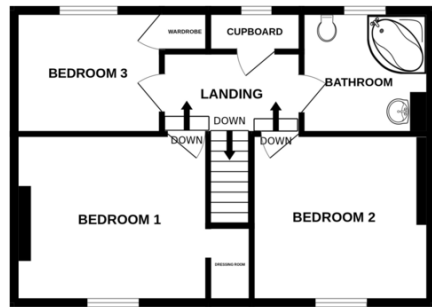




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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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