



West of 

Penny Close

Exminster

£450,000

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Beautifully presented three bedroom detached house situated on a lovely sized corner plot in a highly sought after residential area of Exminster. This wonderful property features; light and spacious double aspect living room, modern kitchen, dining room, cloakroom, utility and additional multi-use room. On the first floor are three double bedrooms - master bedroom with en-suite and a modern bathroom. The property benefits from driveway parking for two vehicles and a generous sized rear garden.

Beautifully presented village home | Three double bedrooms | Large double aspect living room | Modern kitchen | Light and spacious dining Room | Cloakroom and utility room | Further multi-use reception room | Master bedroom with en-suite | Off road parking for up to two vehicles | Lovely well tended rear garden

PROPERTY DETAILS:

COVERED ENTRANCE PORCH

Upvc part glazed door to entrance hallway. Outside light.

ENTRANCE HALLWAY

Spacious entrance hallway with quality oak wood flooring. Coved ceiling. Upvc double glazed window to front aspect with obscure glass. Radiator. Telephone point. Recess spotlight. Stairs to first floor. Door to coat/storage cupboard. Doors to cloakroom and living room.

CLOAKROOM

6' 2" x 3' 6" (1.88m x 1.07m) Matching quality wood flooring. Modern white suite comprising; low level w.c. and pedestal hand wash basin. Recess spotlights. Part tiled walls. Extractor fan.

LIVING ROOM

23' 4" x 12' 5" (7.11m x 3.78m) (max) Wonderful double aspect room with Upvc double glazed window to front aspect and Upvc double glazed sliding patio door to rear with outlook over the garden. Coved ceiling. Feature fireplace with ornate mantle and tiled hearth, and fitted wood burning stove effect gas fire. Wall lighting. Wall mounted air con and heating unit. TV and telephone points. Three radiators. Glass panel door to kitchen.

KITCHEN

12' 8" x 10' 4" (3.86m x 3.15m) (max) Attractive kitchen with Upvc double glazed window to rear aspect with outlook over the garden. Fitted Shaker Style kitchen with excellent range of base, wall, drawer and display units in high gloss cream finish. Worktop with tiled surround and inset ceramic sink with mixer tap. Integral eye level electric double oven and ceramic hob with modern cooker hood over. Integral dishwasher and fridge. Radiator. Quality oak wood flooring with underfloor heating. Recess spotlights. Glass panel door to dining room.



DINING ROOM

11' 3" x 7' 5" (3.43m x 2.26m) Bright triple aspect room with Upvc double glazed windows to sides and rear aspect with outlook over the garden. Radiator. Recess spotlights. Underfloor heating. Glass panel door to rear lobby.

REAR LOBBY

Coat hanging space. Upvc part glazed door to covered side access to garden. Doorway to multi-use room.

MULTI-USE ROOM

10' 0" x 7' 5" (3.05m x 2.26m) Useful room which could be office, playroom etc with Upvc double glazed window to rear aspect. Ceiling mounted bluetooth speakers. Door to cupboard housing newly fitted wall mounted gas combi boiler with 5 year guarantee. Radiator. Door to utility room.

UTILITY ROOM

7' 5" x 5' 7" (2.26m x 1.7m) Range of fitted base and wall units in a high gloss cream finish. Worktops with tiled surround and inset stainless steel sink. Space and plumbing for washing machine. Space for further under worktop appliance. Recess spotlights. Radiator. Extractor fan. Hatch to small loft space.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to spacious first floor landing with attractive glass ballustrade. Upvc double glazed window to side aspect. Large hatch with pull down ladder to part boarded loft space. Door to storage cupboard complete with shelving. Doors to bedrooms and bathroom.

BEDROOM 1

12' 9" x 10' 2" (3.89m x 3.1m) (max to back of wardrobes) Spacious master bedroom with Upvc double glazed window to rear aspect. Coved ceiling. Sliding doors to quality built-in wardrobes complete with hanging rails and shelving. Radiator. Door to en-suite.

EN-SUITE

9' 2" x 2' 8" (2.79m x 0.81m) Modern white suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under and glass folding door to tiled shower enclosure with mixer shower. Radiator. Shaver point. Recess spotlights. Coved ceiling. Upvc double glazed window to rear aspect with obscure glass.

BEDROOM 2

10' 8" x 10' 1" (3.25m x 3.07m) Further spacious double bedroom with Upvc double glazed window to front aspect. Coved ceiling. Radiator.

BEDROOM 3

9' 3" x 6' 6" (2.82m x 1.98m) Upvc double glazed window to rear aspect. Coved ceiling. Radiator.

BATHROOM

9' 4" x 7' 0" (2.84m x 2.13m) (max) Attractive bathroom with Upvc double glazed window to front aspect with obscure glass. Modern white suite comprising; low level w.c., hand wash basin set in vanity unit with drawers under, and bath with tiled surround and mixer shower over with glass sliding screen. Coved ceiling. Recess spotlights. Extractor fan. Shaver point. Radiator. Tiled floor with underfloor heating. Chrome ladder style radiator. Door to airing cupboard complete with shelving and small radiator.

OUTSIDE

FRONT

Private driveway offering parking for up to two vehicles with pathway to front door and side gate to garden. Open front garden area laid to lawn edged with gravelled beds and sleepers. Power point.

REAR GARDEN

Well tended level generous sized rear garden with two paved patio areas leading to lawned garden edged with beds and borders stocked with a variety of plants and shrubs. Steps with railing lead up to the patio door to the living room. Timber shed and Summer house with light and power. Outside cold water tap. Outside lighting.

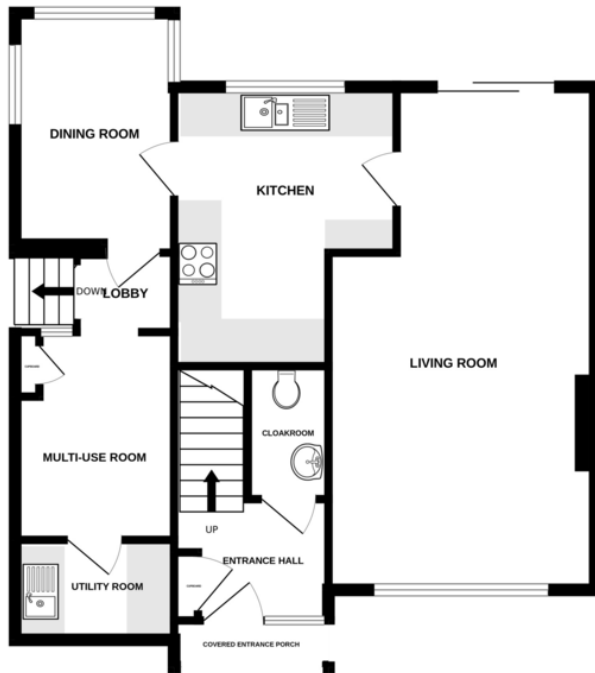
AGENTS NOTES:

The property is Freehold.

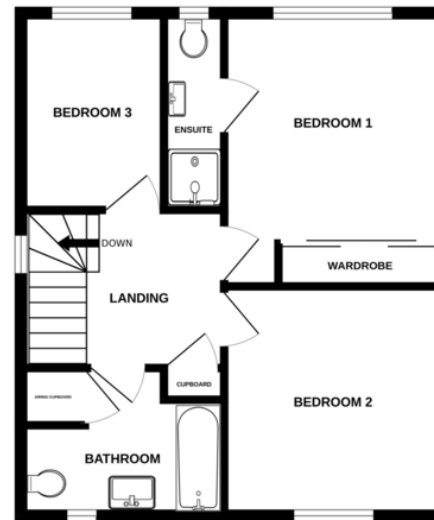
Council Tax Band: E - Teignbridge District Council



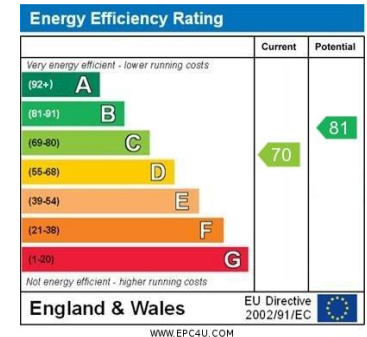
GROUND FLOOR



1ST 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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