



Modern mid terrace house, situated in the heart of the popular village of Exminster, within easy walking distance to all amenities, two double bedrooms, modern bathroom, light and spacious living room, kitchen/dining room with modern fitted shaker style kitchen, good access to the city of Exeter, local beaches and the lovely Dartmoor. Ideal property for a first home or investment.

Holley Close
Exminster O.I.E.O. £250,000

West of 

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Modern mid terrace house | Two double bedrooms | Light and spacious living room | Kitchen/dining room | Modern fitted Shaker Style kitchen | Modern updated bathroom | Enclosed rear garden with rear access | Driveway with two parking spaces | Chain Free | Perfect first home or investment property

PROPERTY DETAILS:

APPROACH

Covered entrance canopy. Upvc glazed front door to living room.

LIVING ROOM

15' 0" x 12' 7" (4.57m x 3.84m) (max) Light and spacious living room with Upvc double glazed window to front aspect. Partitioned entrance area with ornate screen. Stairs to first floor. Two radiators. Understair recess. Door to kitchen/dining room.

KITCHEN/DINING ROOM

12' 7" x 8' 1" (3.84m x 2.46m) Further light and spacious room with Upvc double glazed window to rear aspect and Upvc sliding patio door to garden. Modern fitted Shaker Style kitchen with range of base, drawer and wall units in cream grained finish. Wood effect worktop with matching upstand and inset stainless steel sink. Integral NEFF ceramic hob with extractor over and built-in electric single oven. Matching wall unit housing Potterton gas boiler. Space and plumbing for washing machine. Space for freestanding fridge/freezer. Radiator. Extractor fan. Door to useful understair cupboard.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to first floor landing. Hatch to loft space with pull-down ladder. Doors to bedrooms and bathroom.

BEDROOM 1

12' 7" x 8' 3" (3.84m x 2.51m) (max to back of wardrobes) Spacious double bedroom with Upvc double glazed window to rear aspect. Radiator. TV point. Sliding mirror doors to large built-in double wardrobe complete with hanging rail and shelf.

BEDROOM 2

12' 7" x 8' 3" (3.84m x 2.51m) (max) Further spacious double bedroom with Upvc double glazed window to front aspect. Radiator. Telephone point. Door to overstore airing cupboard complete with hot water tank and shelf.

BATHROOM

6' 4" x 6' 1" (1.93m x 1.85m) Recently updated modern bathroom with white suite comprising; low level w.c. and hand wash basin set in vanity unit with cupboard under, and bath with glass screen and electric shower. Extractor fan. Quality wood effect laminate flooring. Chrome ladder style radiator.

OUTSIDE

FRONT

Open front garden area laid to gravel and planted with a variety of plants and shrubs. Two steps lead down to the front door. Driveway offering parking for two vehicles in front of the garden.

REAR GARDEN

Enclosed rear garden featuring a paved patio area adjoining the rear of the property with step stone paved pathway edged with deep borders stocked with a variety of plants and shrubs. Fitted garden shed. Outside tap. Gated rear access.

AGENTS NOTES:

To the best of the Vendors knowledge they have advised the following:

Tenure: Freehold.

Council Tax Band: C

Council: Teignbridge District Council

Parking: Driveway parking for two vehicles

Garden: Enclosed rear garden

Electricity: Mains

Gas: Mains

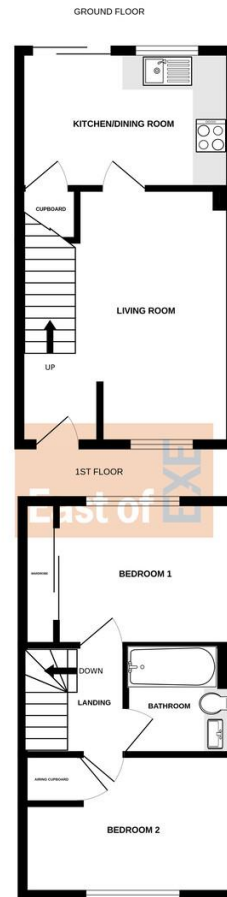
Heating: Gas central heating

Water Supply: Mains

Sewerage: Mains

Broadband: Standard - Highest available download speed is 17 Mbps and Highest available upload speed is 1 Mbps. Faster speeds are available at additional cost

Mobile Signal: Various networks currently available including EE and Vodafone



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		90
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



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