



Crockwells Road

Exminster £350,000

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A fantastic opportunity to acquire a well-presented two double bedroom link-detached bungalow, set on a generous plot and conveniently located close to all the amenities in the sought-after village of Exminster. This delightful home features bright and spacious accommodation, including a large open-plan living/dining area, a modern fitted kitchen, two well-proportioned bedrooms, a contemporary shower room, and a sizeable conservatory. Outside, the property benefits from a driveway with space for up to two vehicles, potential for additional parking, a single attached garage, and a substantial rear garden with an open outlook and a high level of privacy. Offered with no onward chain.

Attractive link detached bungalow | Two double bedrooms | Modern fitted kitchen | Light and spacious living/dining room | Modern shower room | Large Upvc constructed conservatory | Driveway parking for two vehicles | Single attached garage | Generous sized level rear garden | Chain Free

LOCATION:

The property enjoys a convenient location with easy access to an array of village amenities, including shops, a Post Office, Health Centre, Pharmacy, Primary School, two village pubs and regular public transport links. The surrounding area offers picturesque countryside walks, with the nearby canal tow path and River Exe providing popular routes for walking and cycling. The village also boasts a golf club, featuring a challenging 2,616-yard, 9-hole course, a 14-bay covered driving range, and a welcoming clubhouse. Just 4 miles away, the historic cathedral city of Exeter offers a wide variety of larger shops and leisure facilities.

PROPERTY DETAILS:

APPROACH

Upvc part glazed front door to entrance lobby.

ENTRANCE LOBBY

Bright entrance lobby with full height Upvc double glazed window to side aspect with obscure glass. Radiator. Doorway to kitchen. Door to living/dining room.

KITCHEN

8' 1" x 7' 0" (2.46m x 2.13m) Upvc double glazed window to front aspect. Attractive fitted Shaker Style kitchen with range of base, wall and display units in light grey finish. Wood effect roll-edge worktop with tiled surround and inset stainless steel sink. Integral eye level electric single oven and five ring gas hob with extractor hood over. Space for freestanding fridge/freezer.



LIVING/DINING ROOM

14' 7" x 14' 1" (4.44m x 4.29m) (max) Light and spacious room with large Upvc double glazed window to front aspect. Radiator. Feature fireplace with stone hearth and fitted coal effect gas fire. TV and telephone points. Wall light. Door to inner hallway.

INNER HALLWAY

Small hallway area with hatch to loft space. Doors to bedrooms and shower room.

BEDROOM 1

13' 6" x 9' 9" (4.11m x 2.97m) (max) Light and spacious double bedroom with large Upvc double glazed window to rear aspect. Radiator. Door to cupboard complete with shelving. Door to airing cupboard housing wall mounted gas combi boiler and shelf.

BEDROOM 2

9' 9" x 9' 8" (2.97m x 2.95m) Further double bedroom with Upvc double glazed window to rear aspect and Upvc double glazed door to conservatory. Radiator.

SHOWER ROOM

5' 5" x 5' 3" (1.65m x 1.6m) Upvc double glazed window to side aspect with obscure glass. White suite comprising; low level w.c., pedestal hand wash basin and glass sliding door to large tiled shower enclosure with electric shower. Extractor fan. Chrome ladder style radiator. Fully tiled walls.

CONSERVATORY

18' 7" x 8' 0" (5.66m x 2.44m) Large Upvc constructed conservatory with windows to sides and rear, plus sliding patio door to garden. Two radiators. Wall light. Power points.

OUTSIDE

FRONT

Attractive open front garden area laid to gravel with a variety of rose bushes. Path and driveway lead down to the side entrance and garage. Path also around to a gated access to the rear garden.

GARAGE

16' 7" x 8' 0" (5.05m x 2.44m) Remote controlled electric up and over door to good size single attached garage with light and power. Space and plumbing for washing machine. Upvc double glazed window to rear and part glazed Upvc door to rear garden.

REAR GARDEN

Generous sized mainly level rear garden enjoying a good degree of privacy and open aspect. A paved patio adjoins the rear of the property and leads onto a lawned garden area with step stone path leading down to a fitted garden shed and further paved patio area perfect for entertaining.

AGENTS NOTES:

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



This is a detailed floor plan of a 3-bedroom house. The layout includes a large conservatory on the left, a garage at the bottom left, and a central entrance hall. The house features three bedrooms: Bedroom 1 (top left), Bedroom 2 (middle left), and a third bedroom (top right). A living/dining room is located on the right side, adjacent to the kitchen. The kitchen includes a sink, stove, and refrigerator. A shower room is situated between the bedrooms and the living area. The plan also shows a bathroom, a cupboard, and a landing area. A large orange watermark reading 'Easton' is overlaid on the central part of the plan.

CONSERVATORY

BEDROOM 1

BEDROOM 2

GARAGE

LIVING/DINING ROOM

KITCHEN

SHOWER ROOM

INNER HALLWAY

ENTRANCE HALL

CUPBOARD

BATHING CUPBOARD

A wide-angle photograph of an empty room with light-colored walls and a brown carpet. A large window or glass door on the right side provides access to a balcony, offering a view of the outdoors. The room appears to be in good condition and ready for occupancy.