





1 Berry Cottages is a beautifully presented character cottage, situated in the highly sought-after village of Exminster, offering a perfect blend of charm and modern comfort. The property features two spacious reception rooms, a modern fitted kitchen with an adjoining utility room, and two generously sized double bedrooms. The stylish bathroom adds to the home's contemporary feel, while original character touches create a welcoming atmosphere throughout. Outside, the enclosed rear garden boasts a paved patio area ideal for entertaining, along with a lawned garden for relaxation. The property also benefits from two parking spaces. Enjoy easy access to the village's excellent amenities, the vibrant city of Exeter, major road networks, as well as the beautiful coast and Dartmoor National Park.

Berry Cottages Exminster £290,000



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Attractive character end-of-terrace cottage | Two spacious reception rooms with plenty of natural light | Modern fitted kitchen with adjoining utility room | Modern fitted kitchen with adjoining utility room | Contemporary family bathroom | Enclosed rear garden with paved patio and lawn area | Two private parking spaces | Convenient location for village amenities, Exeter city centre, major road links, coast, and Dartmoor

PROPERTY DETAILS:

ice lobby with quality wood effect laminate flooring. Coat hanging space. Doorway to living room

LIVING ROOM.
14 '5' x 12' 10' (4.47m x 3.91m) (max) Light and spacious living room with Upvc double glazed feature bay window to front aspect. Radiator. Feature brick faced fireplace with wood mantle and tiled hearth. TV and telephone points. Matching quality wood effect laminate flooring. Doorway to dining room.

128" xt 10" (3.86m x 3.51m) (max) Further spacious room with stairs to first floor. Radiator, Feature fireplace recess with solid wood mantle and tilled hearth. Alcove shelving, Matching quality wood effect laminate flooring. Upvc window with outlook to the utility room. Doorway to understair storage recess. Doorway to kildway.

NO FIGURE

872 x 8 °F0 (2.49m x 2.44m) Upvc double glazed window to rear aspect with outlook over the garden. Modern fitted Shaker Style kitchen with range of base, wall and drawer units in light grey finish. Wood effect worktop with tiled surround and inset stainless steel sink. Integral single electric oven and ceramic hob with stainless steel splash panel and modern stainless steel cooker hood over. Integral slimitine dishwasher. Radiator. Tile effect floor, Part glazed door to utility room.

8'2" x 6'10" (2.49m x 2.08m) (max) Useful room with Upvc double glazed french doors to garden and Velux ceiling window. Space and plumbing for washing machine and dryer. Space for freestanding fridge/freezer.

Stairs from dining room to spacious first floor landing. Hatch to loft space. Doors to bedrooms and bathroom.

4.4 (% x 11 of "(4.42m x 3.35m) (max) Lovely light and spacious double bedroom with two Upvc double glazed windows to front aspect. Feature fireplace with wood mantle and fitted Victorian style cast iron inset and grate. Two radiators. Picture rail.

11'5' x 10'2" (3.48m x 3.1m) (max) Further spacious double bedroom with Upvc double glazed window to rear aspect. Picture rail. Radiator. Feature fireplace with wood mantle and tiled recess.

BATHROOM

8° 6" x" 7" 10" (2.59m x 2.39m) (max) Upvc double glazed window to rear aspect with obscure glass. Modern white suite comprising; low level w.c., pedestal hand wash basin and PShape bath with mixer tap and shower head attachment, and glass shower screen. Stripped white wash floor boards. Chrome ladder style radiator. Door to storage cupboard housing wall mounted gas combi boiler.

OUTSIDE

FRONT Small front garden area enclosed by brick wall and laid to gravel. Paved path to front door

Altractive enclosed two tiered rear garden featuring a large gravelled garden area with paved patio adjoining the rear of the property - perfect for entertaining! Two steps lead up to a further garden area laid to lawn and edged with flower borders. Gate to side access. Outside tap and lighting

residents parking area is located to the front of the property with further on-road parking available around the area.

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

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Council Tejanbridge District Council

Parking: they use a hardstanding parking area to the side of the property but it is not formally theirs.

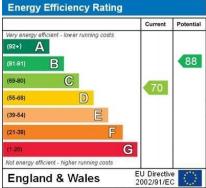
Garden: Enclosed rear garden and also maintain a garden area to the side of the property but it is not formally theirs.

Garden: Enclosed rear garden and also maintain a garden area to the side of the property but it is not formally theirs Electricity: Mains Gas: Mains Heating: Gas central heating Water Supply: Mains Sewerage: Mains Broadband: Standard - Highest available download speed is 3 Mbps and the Highest available upload speed is 0.5 Mbps. Faster speeds available at additional costs. Mobile Coverage: Various networks available including EE and Vodafone









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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 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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