



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

West of 

Berry Cottages Exminster £290,000

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:

APPROACH

Upvc part glazed front door to entrance lobby.

ENTRANCE LOBBY

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

LIVING ROOM

14' 8" 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.

DINING ROOM

12' 8" x 11' 6" (3.86m x 3.51m) (max) Further spacious room with stairs to first floor. Radiator. Feature fireplace recess with solid wood mantle and tiled hearth. Above shelving. Matching quality wood effect laminate flooring. Upvc window with outlook to the utility room. Doorway to under stairs storage recess. Doorway to kitchen.

KITCHEN

8' 2" x 8' 0" (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 slimline dishwasher. Radiator. Tile effect floor. Part glazed door to utility room.

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.

FIRST FLOOR

STAIRS/LANDING

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

BEDROOM 1

14' 6" x 11' 0" (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.

BEDROOM 2

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.

REAR GARDEN

Attractive 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.

PARKING

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

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: 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

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



Measurements are approximate. Not to scale. Illustrations prepared only.
Drawn with Metreage C2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	70	
(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