



Glebelands

Exminster

Offers in excess of £430,000

West of EXE

Glebelands

Exminster O.I.E.O. £430,000

Attractive and well presented three bedroom chalet style bungalow situated on a large plot in a central village location, and enjoying generous sized mature private gardens and ample parking. This superb property features light and spacious accommodation with large windows, and features; bright double aspect living room, good sized dining room leading through to a conservatory, modern kitchen/breakfast room and modern downstairs bathroom. On the first floor are three good sized bedrooms - master bedroom has an en-suite cloakroom. A real feature of the property is the well tended rear garden beautifully landscaped with various garden areas edged with an abundance of plants and shrubs and offering a good degree of privacy. The property also benefits from a large driveway offering parking for a number of vehicles and a single garage.

Attractive detached chalet style bungalow | Three generous sized bedrooms | Light and spacious double aspect living room | Spacious dining room | Conservatory | Modern kitchen/breakfast room | Modern bathroom | Ample parking and single garage | Beautiful generous sized rear garden | Large plot offering potential for extending - subject to consents

PROPERTY DETAILS

APPROACH

Covered entrance porch. Part glazed composite front door to entrance hallway.

ENTRANCE HALLWAY

Bright L-shape entrance hallway with Upvc double glazed window to side aspect and two full height Upvc double glazed windows to front aspect with obscure glass. Stairs to first floor. Quality engineered wood flooring. Radiator. Telephone point. Understair recess and storage cupboard. Wall lighting. Door to useful cupboard complete with shelving. Door to airing cupboard housing hot water tank and shelf. Doors to living room, kitchen/breakfast room, dining room and bathroom.

LIVING ROOM

16' 0" x 13' 9" (4.88m x 4.19m) (max) Wonderful spacious double aspect room with large Upvc double glazed windows to front and side aspect. Radiator. Feature fireplace with fitted wood burning stove on polished granite hearth. TV and telephone points. Glass panel doors to dining room.

DINING ROOM

10' 6" x 10' 3" (3.2m x 3.12m) Spacious room with matching quality engineered wood flooring. Radiator. Upvc double glazed sliding patio door to conservatory. Return door to entrance hallway.

CONSERVATORY

10' 6" x 8' 0" (3.2m x 2.44m) Upvc constructed conservatory on block plinth with Upvc double glazed windows to side and rear aspect and outlook over the garden. Upvc double glazed french doors to garden. Wood effect ceramic tiled floor. Wall mounted electric panel heater.



KITCHEN/BREAKFAST ROOM

12' 4" x 9' 9" (3.76m x 2.97m) (max) Attractive double aspect room with Upvc double glazed windows to front and rear aspect. Modern fitted Shaker style kitchen with excellent range of base, wall and drawer units in cream finish. Roll-edge worktop with tiled surround and inset composite sink. Fitted Belling Classic range style dual fuel cooker with matching cooker hood over. Integral fridge/freezer and dishwasher. Useful larder style open cupboard with fitted shelving. Matching quality engineered wood flooring.

BATHROOM

8' 4" x 5' 3" (2.54m x 1.6m) Two Upvc double glazed windows to rear aspect with obscure glass. Modern white suite comprising; low level w.c. and hand wash basin set in vanity unit with cupboards under, and bath with tiled surround, glass shower screen and mixer shower. Extractor fan. Chrome ladder style radiator. Fully tiled walls and floor.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to first floor landing with Upvc double glazed window to side aspect. Radiator. Doors to bedrooms.

BEDROOM 1

16' 8" x 11' 1" (5.08m x 3.38m) (max) Bright double aspect master bedroom with Upvc double glazed windows to front and side aspect. Radiator. Built-in triple wardrobes. TV point. Recess spotlights over bed space. Door to eaves storage. Door to cloakroom.

CLOAKROOM

5' 9" x 4' 5" (1.75m x 1.35m) Useful cloakroom with modern white suite comprising; low level w.c. and hand wash basin set in vanity unit with cupboard under.

BEDROOM 2

11' 8" x 6' 6" (3.56m x 1.98m) (max) Further spacious double bedroom with two Upvc double glazed windows to rear aspect with outlook over the garden. Radiator. Mirror doors to built-in double wardrobe. Door to large eave storage area.

BEDROOM 3

11' 2" x 7' 2" (3.4m x 2.18m) (max) Good sized single bedroom with Upvc double glazed window to front aspect. Radiator. Doors to storage cupboard complete with shelving.

OUTSIDE

FRONT AND SIDE

Large block paved driveway sweeps around to side and front offering parking for a good number of vehicles leading to a single garage. Double gates leading to the rear garden. Pathway leading around to a further large side garden laid to lawn and edged with mature plants and shrubs. Gate to rear garden.

GARAGE

13' 3" x 8' 4" (4.04m x 2.54m) Up and over door to single garage. Light and power.

REAR GARDEN

Beautifully landscaped rear garden with paved patio adjoining the rear of the property with two steps down to a lawned garden area with wonderful timber summer house overlooking a water feature and a range of beds and borders stocked with an abundance of mature plants and shrubs. Step stone path leads down to a further lawned garden area with a raised timber decked area and an archway leading to a concealed area with two large timber sheds. Also accessed through the garden is a utility room located behind the garage.

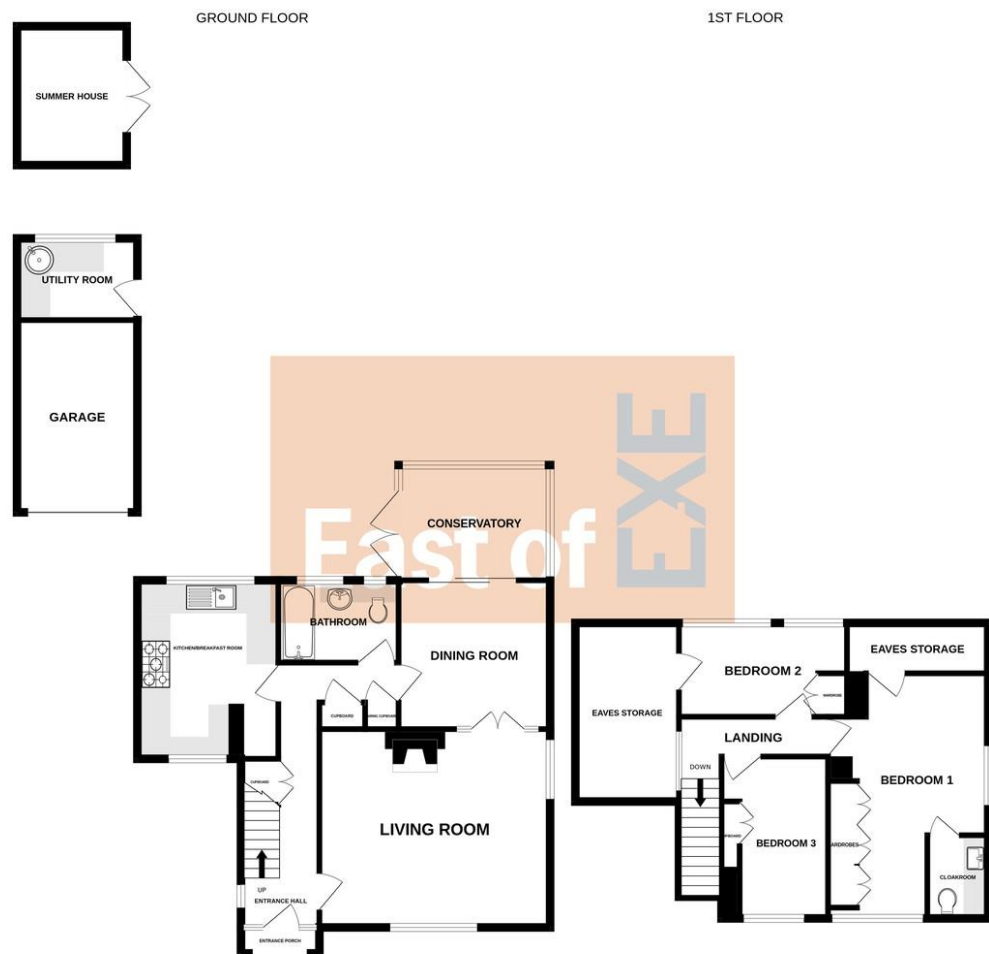
UTILITY ROOM

8' 4" x 5' 7" (2.54m x 1.7m) Stable style door leads to a useful utility room with fitted base and wall units, and worktop with fitted sink, and space and plumbing under for washing machine and dryer. Space for freestanding fridge/freezer. Tiled floor. Upvc double glazed window to rear aspect.

AGENTS NOTES:

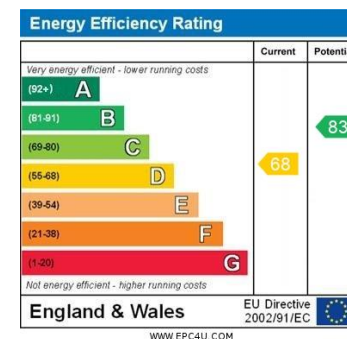
The property is Freehold.
Council Tax Band: D - Teignbridge District Council





Measurements are approximate. Not to scale. Illustrative purposes only.
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