



Situated close to the heart of Exminster, this beautifully presented property offers convenient access to village amenities, the city of Exeter, and the major road network. Recently redecorated throughout with new floor coverings, the accommodation comprises a spacious dual-aspect living room, a kitchen/dining room with a newly fitted kitchen, two bedrooms, and a modern shower room. Externally, the property benefits from garden areas to the front and side, together with a detached enclosed garden located across the driveway, and comes with two parking spaces. The property is offered to the market with no onward chain.

Bucknill Close
Exminster £230,000

West of 

Bucknill Close, Exminster £230,000

Ideal first home or investment property | Two bedrooms | Recently redecorated with new flooring and fitted kitchen | Spacious dual aspect living room | Kitchen /dining room with newly fitted kitchen | Convenient village location with easy access to Exeter and major routes | Modern shower room | Front, side, and detached enclosed gardens | Two parking spaces | Chain Free

PROPERTY DETAILS:

APPROACH

Upvc part glazed front door to entrance lobby. Outside light.

ENTRANCE LOBBY

Useful space with alcove offering space for coat hanging space etc. Door to living room.

LIVING ROOM

12' 2" x 11' 8" (3.71m x 3.56m) (max) Bright double aspect room with Upvc double glazed windows to front and side aspect. Radiator. TV and telephone points. Stairs to first floor. Doorway through to the kitchen/dining room.

KITCHEN/DINING ROOM

12' 2" x 8' 4" (3.71m x 2.54m) Upvc double glazed window to front aspect. Newly fitted modern kitchen with range of base, wall and drawer units in light grey finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral electric single oven and ceramic hob with tiled splashback. Space and plumbing for washing machine. Space for freestanding fridge/freezer. Part glazed Upvc door to garden.

FIRST FLOOR

STAIRS/LANDING

Stairs from living room to first floor landing with Upvc double glazed window to front aspect. Hatch to loft space. Doors to bedrooms and shower room.

BEDROOM 1

9' 9" x 8' 5" (2.97m x 2.57m) (plus wardrobes) Good sized double bedroom with Upvc double glazed window to front aspect. Radiator. TV point. Door to airing cupboard housing hot water tank and shelf. Sliding mirror doors to built-in wardrobe complete with hanging rail and shelf.

BEDROOM 2

8' 1" x 6' 1" (2.46m x 1.85m) (plus deep door recess) Single bedroom with Upvc double glazed window to side aspect. Radiator. Door to deep over stair storage cupboard.

SHOWER ROOM

5' 6" x 5' 6" (1.68m x 1.68m) Upvc double glazed window to side aspect with obscure glass. Suite comprising: low level w.c., pedestal hand wash basin and glass sliding doors to large shower enclosure with mixer shower.

OUTSIDE

FRONT

Garden area laid to lawn and edged with mature plants and shrubs with paved patio area. Door to outside storage cupboard.

PARKING

The property has parking for two vehicles - one driveway is located to the front of the property and one to the side.

DETACHED GARDEN

An enclosed detached garden area is located to the side of the property laid to gravel with central circular paved area and edged with mature plants and shrubs.

AGENTS NOTES:

The property is Freehold
Council Tax Band: A – Teignbridge District Council



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		
(69-80) C	73	79
(55-68) D		
(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		



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