



A beautifully presented three-bedroom semi-detached home, situated in a highly sought after residential area of Exminster. This attractive property enjoys a prominent corner position and offers easy access to a wide range of village amenities, as well as excellent transport links. Inside, the home features a spacious living room with a modern wood burner, kitchen/dining room with a modern stylish kitchen, three good-sized bedrooms, and a contemporary family bathroom. Externally, the property benefits from a good-sized rear garden, parking and a garage. This excellent home is available Chain Free.

Pridhams Way
Exminster £340,000

West of 

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Attractive semi detached house | Three good sized bedrooms |
Spacious living room with fitted wood burner | Kitchen/dining room |
Modern fitted kitchen | Modern bathroom | Enclosed low maintenance
garden | Single garage and parking | Perfect first home or investment
property | Chain Free

PROPERTY DETAILS:

APPROACH

Covered entrance canopy. Part glazed front door to entrance hallway. Outside light.

ENTRANCE HALLWAY

Attractive entrance hallway with quality wood flooring and stairs to first floor. Radiator. Door to living room.

LIVING ROOM

15' 2" x 14' 9" (4.62m x 4.5m) (max) Light and spacious living room with Upvc double glazed window to front aspect. Radiator. Modern wood burning stove set on slate plinth. TV and telephone points. Decorative wall mounted electric fire. Matching quality wood flooring. Door to kitchen/dining room.

KITCHEN/DINING ROOM

14' 9" x 10' 1" (4.5m x 3.07m) Spacious and modern room with Upvc double glazed window to rear aspect and outlook over the garden. Attractive two tone kitchen in white and grey high gloss combination with excellent range of base, wall and drawer units. Worktops with tiled surround and inset stainless steel sink. Integral electric single oven and gas hob with extractor hood over. Space and plumbing for washing machine. Matching quality wood flooring. Space for freestanding fridge/freezer. Cupboard housing wall mounted Baxi gas boiler. Upvc double glazed french doors to the garden.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to first floor landing. Upvc double glazed window to side aspect. Hatch to loft space. Door to useful cupboard complete with hanging rail and shelf. Door to airing cupboard complete with hot water tank and hanging rail. Doors to bedrooms and bathroom.

BEDROOM 1

14' 2" x 8' 5" (4.32m x 2.57m) (max to back of wardrobe) Spacious master bedroom with Upvc double glazed window to rear aspect and outlook over the gardens. Radiator. Quality wood effect laminate flooring. Double doors to large built-in wardrobe complete with hanging rail and shelf.

BEDROOM 2

13' 1" x 8' 5" (3.99m x 2.57m) (max to back of wardrobes) Further spacious double bedroom with Upvc double glazed window to front aspect. Radiator. Range of quality built-in bedroom furniture including: twin double wardrobes, drawer units, unity area and bedside cupboards. Matching quality wood effect flooring. TV point.

BEDROOM 3

9' 1" x 6' 5" (2.77m x 1.96m) Good sized third bedroom with Upvc double glazed window to rear aspect. Radiator. Matching quality wood effect laminate flooring.

BATHROOM

6' 2" x 5' 4" (1.88m x 1.63m) Attractive fully tiled bathroom with Upvc double glazed window to front aspect with obscure glass. Modern white suite comprising: low level w.c., pedestal hand wash basin and P'shape bath with mixer shower and glass shower screen. Radiator. Shaver point. Extractor fan. Tiled floor.

OUTSIDE

FRONT

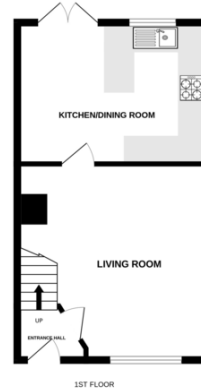
The front garden area is a neatly maintained garden, mainly laid to lawn and enclosed by timber fencing, with three steps leading up to the front entrance.

REAR GARDEN

The rear garden has been thoughtfully landscaped to create a private and low-maintenance outdoor space, featuring a paved patio area ideal for seating and entertaining. Steps lead up to a raised timber deck, providing an additional seating area, with planted borders and mature shrubs offering a pleasant degree of privacy. The garden is fully enclosed by timber fencing and includes two access gates to side and rear, making it both practical and enjoyable throughout the year.

GARAGE AND PARKING

16' 7" x 8' 2" (5.05m x 2.49m) A single garage is located to the rear of the property in a row of three, with an up and over door to a good sized garage with eaves storage, and one parking space in front.



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		84
(81-91) B		
(69-80) C		71
(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
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