



West of 

Days-Pottles Lane
Exminster £325,000

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Wonderful semi rural village double fronted cottage situated in Days Pottles Lane on the outskirts of the village of Exminster, yet within easy reach of all the village amenities, major road network and city of Exeter. This lovely property offers light and spacious living accommodation featuring; attractive living room with feature fireplace with woodburning stove, leading to an adjoining conservatory, a wonderful cottage style kitchen/dining room with feature bespoke oak staircase and modern fitted kitchen. On the first floor are two double aspect double bedrooms with wonderful views over the adjoining countryside and a family bathroom. The property benefits from a driveway offering parking for a couple of vehicles and a lovely enclosed south facing garden.

Semi rural village cottage | Two double bedrooms | Light and spacious living room | Attractive kitchen/dining room | Modern fitted kitchen | Conservatory opening onto the garden | Two double bedrooms | Family bathroom | Driveway offering parking for two vehicles | Wonderful enclosed south facing rear garden

PROPERTY DETAILS:

APPROACH

Part glazed composite front door to the kitchen/dining room.

KITCHEN/DINING ROOM

17' 5" x 12' 8" (5.31m x 3.86m) (max) Attractive double aspect kitchen/dining room with Upvc double glazed windows to front and rear aspect. Quality engineered oak flooring and lovely bespoke solid pine staircase to the first floor landing. Fitted Shaker style kitchen with range of base, wall and drawer units in light grey finish. Solid oak worktops with matching upstands and inset ceramic sink with mixer tap. Integral electric single oven and gas hob with modern stainless steel cooker hood over. Space and plumbing for washing machine and dishwasher. Space for freestanding fridge/freezer. Recess spotlights. Two vertical modern radiators. Understair recess. Opening through to the living room.

LIVING ROOM

12' 8" x 12' 1" (3.86m x 3.68m) (max) Light and spacious double aspect room with Upvc double glazed window to front aspect and large sliding patio doors to rear aspect leading to the conservatory. Matching quality engineered oak flooring. Feature fireplace with fitted log burning stove on slate hearth. Feature



recess with shelving. Radiator. TV and telephone points.

CONSERVATORY

10' 5" x 9' 3" (3.18m x 2.82m) (max) Upvc constructed conservatory with windows to side and rear aspect with outlook over the garden and Upvc french doors opening onto the garden. Wood effect laminate flooring. Radiator. Power points.

FIRST FLOOR

STAIRS/LANDING

Stairs from kitchen/dining room to first floor landing with Upvc window to rear aspect offering wonderful views over the gardens and countryside beyond. Doors to bedrooms and bathroom.

BEDROOM 1

15' 6" x 12' 8" (4.72m x 3.86m) Bright double aspect double bedroom with Upvc double glazed windows to front and rear aspect with wonderful views. Radiator. Deep alcove with fitted shelving.

BEDROOM 2

9' 2" x 12' 8" (2.79m x 3.86m) Further spacious double aspect double bedroom with Upvc double glazed windows to front and rear aspect with wonderful views. Radiator.

BATHROOM

9' 6" x 6' 2" (2.9m x 1.88m) Upvc double glazed window to front aspect with obscure glass. White suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround, glass screen and mixer tap with shower head attachment. Radiator. Shaver point. Extractor fan. Part wood panelled walls. Range of built-in cupboards housing fitted shelving. Further cupboard housing the gas combi boiler.

OUTSIDE

PARKING

Driveway located to the side of the property offering parking for two vehicles. Gated access to rear garden.

REAR GARDEN

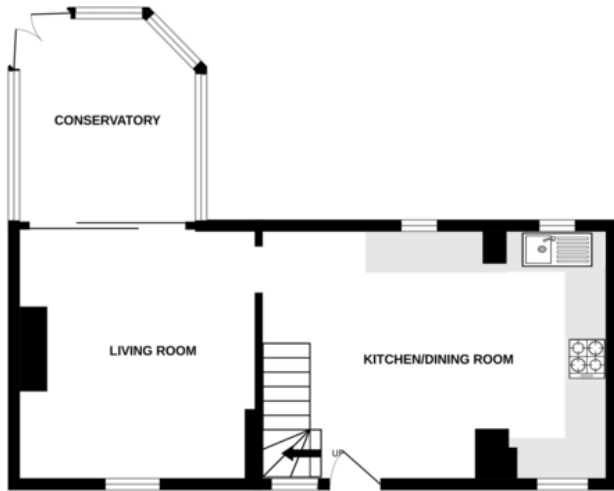
Attractive generous sized rear garden enjoying a southerly open aspect and laid to lawn edged with flower borders. Fitted log store. Door to useful outside store. Fitted garden shed.

AGENTS NOTES:

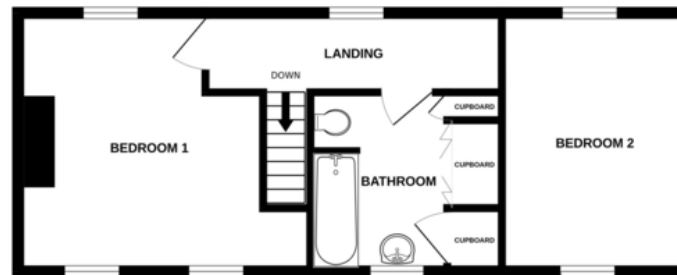
The property is Freehold
Council Tax Band: C - Teignbridge District Council



GROUND FLOOR



1ST FLOOR



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		87
(69-80)		
C		
(55-68)		
D	62	
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
<small>WWW.EPC4U.COM</small>		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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