



A modern, spacious four bedroom family home situated in this popular Devon village with views over Powderham Castle grounds. The accommodation comprises downstairs WC, dual aspect sitting room, south facing dining room, L shaped kitchen, utility room, 4 bedrooms, 2 bathrooms, gardens, double garage, plenty of parking and vegetable plot.

FREEHOLD, COUNCIL TAX BAND - E, EPC - C.

£550,000

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**FRASER & WHEELER**

## FRONT DOOR TO

### ENTRANCE HALL

Turning stairs leading to the first floor; double glazed window overlooking the front garden; radiator; under stairs cupboard; further storage cupboard; door to sitting room, downstairs cloakroom and kitchen/breakfast room.

### CLOAKROOM

Fitted suite comprising low level WC and space saving wash hand basin with tiled splash back; wood effect flooring; obscure double glazed window to side aspect radiator and coved ceiling.

### SITTING ROOM

Dual aspect room with three double glazed windows overlooking the front garden and across to Powderham Castle Estate; further double glazed window to side; two radiators; two light fittings and wall light points. Feature gas flame effect fireplace; coved ceiling and glazed double doors opening into:

### DINING ROOM

Double glazed patio doors opening onto terrace and overlooking the south facing rear garden; radiator; double doors into:

### KITCHEN/BREAKFAST ROOM

L shaped farmhouse style kitchen with matching floor and wall mounted units with granite effect roll edged work surfaces; radiator; five ring gas hob; integrated fridge/freezer; integral extractor; integrated dishwasher; breakfast bar, double oven; stainless steel sink with drainer; double glazed window overlooking rear garden; door to:

### UTILITY ROOM

stainless steel sink; Shaker style floor and wall mounted

cabinets; roll edged work surfaces; tiled splash backs; combi gas boiler for hot water and heating; radiator, coved ceiling, extractor fan and door to side aspect.

### FIRST FLOOR LANDING

Doors to all bedrooms and family bathroom, coved ceiling; storage cupboard; radiator.

### BEDROOM 1

Two double glazed windows overlooking the rear garden; fitted six door wardrobe offering clothes hanging space and shelving; two radiators; further built in two door cupboard; tv point and coved ceiling. Door to...

### EN SUITE SHOWER ROOM

Obscure double glazed window to rear aspect; double shower enclosure with wall mounted shower; matching low level WC and pedestal wash hand basin; fitted vanity unit with work top and drawers under; heated towel rail, spot lights and extractor fan.

### BEDROOM 2

Two radiators; double glazed window to front aspect overlooking Powderham Castle; tv point, fitted wardrobe and coved ceiling.

### BEDROOM 3

Radiator; double glazed window to side aspect; tv point; coved ceiling with loft hatch.

### BEDROOM 4

Double glazed window to side aspect; radiator; tv point and coved ceiling.

### FAMILY BATHROOM

Matching three piece suite comprising low level WC; pedestal wash hand basin; panelled bath with shower





over; obscure double glazed window to the front; radiator.

**OUTSIDE**

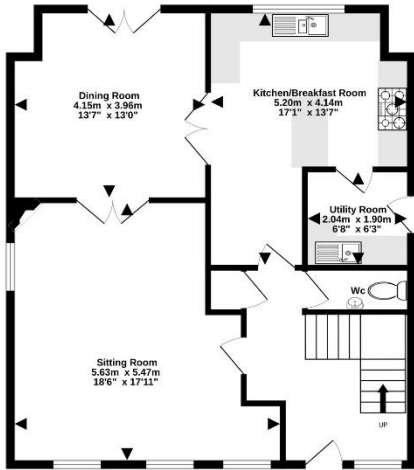
OUTSIDE FRONT immediately to the front of the property is a well-stocked garden laid mainly to lawn with a variety of mature shrubs and plants with brick paved additional parking space. To the side of the property there is a gravelled drive which leads up to a detached DOUBLE GARAGE. The drive is bounded by a Devon bank which backs onto open fields. OUTSIDE REAR a particular feature of the property is the good sized rear garden which is well stocked with a variety of feature planting, lawns and hard terraces. To the side of the garage is a gravelled area with a GREENHOUSE; to the other side is a gravelled area with a mixture of Mediterranean planting. This, in turn, leads onto a lawned area with a mixture of mature shrubs and planting with steps down onto a paved terrace immediately to the rear of the property; outside tap. There is a further side path which gives access to the front of the property.

**DOUBLE GARAGE**

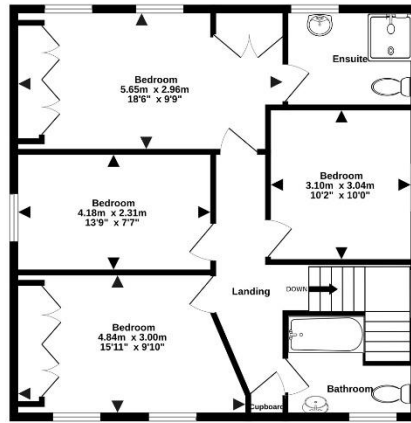
With a pitched tile roof. The garage has a double up and over electric door; power and light; courtesy door leading to the rear garden.



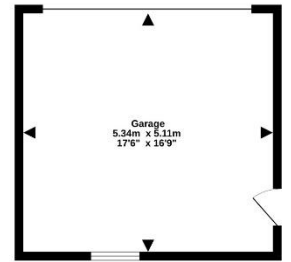
Ground Floor  
76.8 sq.m. (826 sq.ft.) approx.



1st Floor  
70.0 sq.m. (753 sq.ft.) approx.



Garage  
27.3 sq.m. (294 sq.ft.) approx.



**TOTAL FLOOR AREA: 174.1 sq.m. (1874 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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