



Beautifully presented two double-bedroom coach house apartment, tucked away in a desirable position within the highly sought-after village of Exminster. This impressive home benefits from ample off-road parking for up to three vehicles, a garage, and a private enclosed garden. A particular feature of the property is the substantial insulated garden studio, added by the current owners, providing an ideal space for home working, hobbies, or additional living accommodation. The owners have also created a useful enclosed storage area to the side of the property, further enhancing its practicality. Early viewing is highly recommended to fully appreciate all that this fantastic property has to offer.

The Buntings
Exminster O.I.E.O. £230,000

West of

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Modern coach house style apartment | Two double bedrooms |
Open plan living/dining room | Modern fitted kitchen | Modern
bathroom | Integral garage with utility area and door to garden |
Enclosed level garden | Recently fitted modern studio room |
Further useful storage room to side | Must be seen!

PROPERTY DETAILS:

APPROACH

Composite front door to entrance lobby. Outside light.

ENTRANCE LOBBY

Small entrance lobby with stairs to first floor. Coat hanging space. Radiator. Door to garage.

LIVING/DINING ROOM

16' 8" x 12' 4" (5.08m x 3.76m) (max) Light double aspect room with Upvc double glazed windows to front and side aspect. Two radiators. TV and telephone points. Door to inner hallway. Archway to kitchen.

KITCHEN

10' 0" x 5' 6" (3.05m x 1.68m) Attractive fitted kitchen with range of base, wall, drawer and display units in wood effect finish. Worktop with tiled surround and inset stainless steel sink. Integral electric double oven and gas hob with extractor hood over. Integral fridge/freezer. Recess spotlights. Velux ceiling window.

INNER HALLWAY

Inner hallway with doors leading to adjoining bedrooms and bathroom. Hatch to part boarded loft space with pull down ladder and light.

BEDROOM 1

11' 7" x 11' 0" (3.53m x 3.35m) (max to back of wardrobes) Spacious double bedroom with Upvc double glazed window to front aspect. Radiator. Sliding mirror doors to built-in double wardrobe complete with hanging rail and shelf. Feature wood panelled wall with fitted wall lighting.

BEDROOM 2

8' 5" x 7' 3" (2.57m x 2.21m) Further double bedroom with Upvc double glazed window to rear aspect and outlook over the garden. Radiator.

BATHROOM

9' 7" x 6' 2" (2.92m x 1.88m) (max) White suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround, mixer tap with fixed shower head and further handset. Radiator. Velux ceiling window. Chrome ladder style radiator. Extractor fan.

OUTSIDE

FRONT

The property has an open garden area laid to gravel which offers parking for a couple of vehicles plus a parking space in front of the garage. Double doors lead into a useful storage room which runs the length of the side of the property.

GARAGE

18' 0" x 12' 2" (5.49m x 3.71m) Up and over electric remote controlled door leads to a good size garage with light and power. Arrangement of fitted base and wall units with fitted sink and also space and plumbing for washing machine. Door to deep under stair cupboard. Fitted low level w.c. Upvc part glazed door to rear garden.

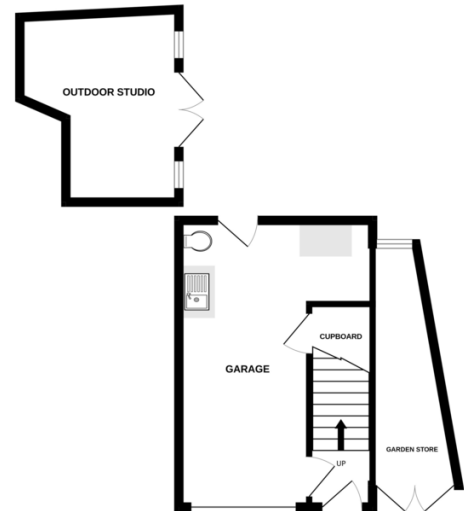
REAR GARDEN

Pretty fully enclosed level rear garden laid to gravel and artificial grass. Outside light and cold water tap. Double doors leading to a useful garden studio.

GARDEN STUDIO

12' 1" x 10' 0" (3.68m x 3.05m) Upvc double glazed french doors lead to a useful multi-use studio room - fully insulated with light and power, plus wall mounted electric radiator.

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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