



A well-presented two-bedroom end of terrace home located in a quiet cul-de-sac in the highly desirable area of Exminster. Ideally positioned for convenient access to local village amenities, the city of Exeter, the coast, and major transport links. This appealing property offers a generous living room, a spacious kitchen/dining area, two double bedrooms, and a modern bathroom. Outside, the property benefits from two allocated parking spaces at the front, along with a private enclosed garden to the rear. Offered with no onward chain.

Sentrys Orchard
Exminster £265,000

West of 

Sentrys Orchard Exminster £265,000

Attractive end terrace house | Two double bedrooms | Spacious living room | Light and spacious kitchen/dining room | Bathroom | Enclosed low maintenance rear garden | Two allocated parking spaces | Gas central heating | Upvc double glazing | Chain Free

PROPERTY DETAILS:

APPROACH

Covered entrance canopy. Newly fitted composite front door to entrance hallway.

ENTRANCE HALLWAY

Entrance hallway with stairs to first floor. Coved ceiling. Radiator. Coat hanging space. Inset mat. Door to living room.

LIVING ROOM

15' 3" x 9' 4" (4.65m x 2.84m) (max) Spacious living room with Upvc double glazed window to front aspect. Coved ceiling. Two radiators. TV and telephone points. Door to understair cupboard. Door to kitchen/dining room.

KITCHEN

12' 9" x 8' 7" (3.89m x 2.62m) Light and spacious room with Upvc double glazed window to rear aspect with outlook over the garden and Upvc part glazed door to garden. Fitted kitchen with range of base and wall units in a light wood effect finish edged with wood effect trim. Roll-edge worktop with tiled surround and inset acrylic steel sink. Integral electric single oven and gas hob with extractor hood over. Wall mounted gas combi boiler. Space and plumbing for washing machine. Space for freestanding fridge/freezer. Radiator. Tile effect flooring.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to first floor landing. Hatch to loft space. Doors to bedrooms and bathroom.

BEDROOM 1

12' 8" x 9' 3" (3.86m x 2.82m) (max to back of wardrobe) Light and spacious double bedroom with Upvc double glazed window to front aspect. Radiator.

BEDROOM 2

12' 8" x 8' 2" (3.86m x 2.49m) (max) Further double bedroom with Upvc double glazed window to rear aspect with outlook over the garden. Radiator. Door to cupboard with shelving and radiator.

BATHROOM

6' 5" x 6' 3" (1.96m x 1.91m) Modern updated bathroom with white suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround, mixer shower and folding glass screen. Radiator. Part tiled walls. Extractor fan. Upvc double glazed window to side aspect with obscure glass.

OUTSIDE

GARDENS – FRONT AND REAR

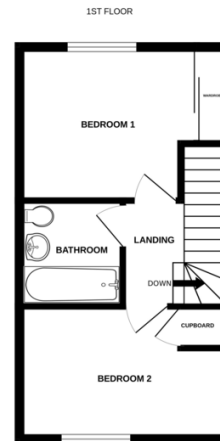
Open front garden laid to lawn with paved path leading to front door and around to the side and rear garden. To the rear there is an enclosed south facing split level garden with paved area adjoining the rear of the property and a raised level lawn, a small wooden shed and fitted outside water tap.

PARKING

Two allocated parking spaces located in front of the property.

AGENTS NOTES:

The property is Freehold
Council Tax Band: C – 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		87
(69-80)	C	70	
(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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