



20 Exe View is a charming and characterful two double bedroom end of terrace cottage, ideally located in the centre of the highly sought after village of Exminster and within easy walking distance of all local amenities. The property offers a spacious living room with feature fireplace and wood-burning stove, a well-proportioned kitchen/dining room, a useful utility area, and a modern bathroom. Upstairs are two generous double bedrooms. Outside, the cottage benefits from an attractive garden and a practical courtyard area. Offered for sale with no onward chain.

Exe View

Exminster

Offers in excess of £200,000

West of



Exe View, Exminster O.I.E.O. £200,000

Character village cottage | Two double bedrooms | Attractive living room with wood burning stove | kitchen/dining room with modern kitchen | Useful utility room | Downstairs modern bathroom | Garden and further courtyard garden | Gas central heating | Close to all village amenities | Chain Free

APPROACH

Upvc part glazed front door to the living room.

LIVING ROOM

13' 8" x 11' 7" (4.17m x 3.53m) Spacious living room with Upvc double glazed window to front aspect and outlook over the garden. Radiator. Feature fireplace with wood mantle and tiled hearth, and fitted wood burning stove. TV point. Door to kitchen/dining room.

KITCHEN/DINING ROOM

13' 8" x 11' 5" (4.17m x 3.48m) (max) Good sized kitchen/dining room with Upvc double glazed window to rear aspect. Modern fitted kitchen with range of base, wall and drawer units in a high gloss white finish. Wood effect worktop with tiled surround and inset stainless steel sink. Integral electric single oven and ceramic hob with modern stainless steel cooker hood over. Space and plumbing for dishwasher. Range of fitted shelving. Telephone point. Radiator. Stairs to first floor. Wall lighting. Double doors to understair cupboard. Glass panel door to utility room.

UTILITY ROOM

6' 9" x 6' 0" (2.06m x 1.83m) A useful room with two Upvc double glazed windows to both side aspects with obscure glass. Wall mounted Worcester gas combi boiler. Space and plumbing for washing machine and dryer. Radiator. Upvc part glazed door to rear courtyard garden. Door to bathroom.

BATHROOM

9' 4" x 4' 9" (2.84m x 1.45m) (max) Modern bathroom with two Upvc double glazed windows to side and rear aspect with obscure glass. White suite comprising; low level w.c., pedestal hand wash basin and bath with electric shower and glass shower screen. Chrome ladder style radiator. Extractor fan.

FIRST FLOOR

STAIRS/LANDING

Stairs from the kitchen/dining room lead up to a small first floor landing with doors to bedrooms. Hatch to part boarded loft space and pull-down ladder.

BEDROOM 1

13' 8" x 11' 9" (4.17m x 3.58m) (max) Spacious double bedroom with Upvc double glazed window to front aspect with views over the gardens and village towards Exeter. Radiator. Stripped wood floor.

BEDROOM 2

13' 8" x 8' 9" (4.17m x 2.67m) (max) Further double bedroom with Upvc double glazed window to rear aspect. Feature decorative fireplace with inset Victorian cast iron inset and grate. Radiator. Alcove shelving. Stripped wood floor. Double doors to built-in deep overstairs wardrobe complete with hanging rail and shelving.

OUTSIDE

FRONT

Small level garden area laid to lawn with path to front door and fitted garden shed.

REAR

Useful enclosed courtyard space (mainly used as the main entrance into the property).

AGENTS NOTES:

To the best of the Vendors knowledge they have advised the following:

Tenure: Freehold.

Council Tax Band: B

Council: Teignbridge District Council

Parking: On street parking

Garden: Small garden area and further courtyard

Electricity: Mains

Gas: Mains

Heating: Gas central heating

Water Supply: Mains

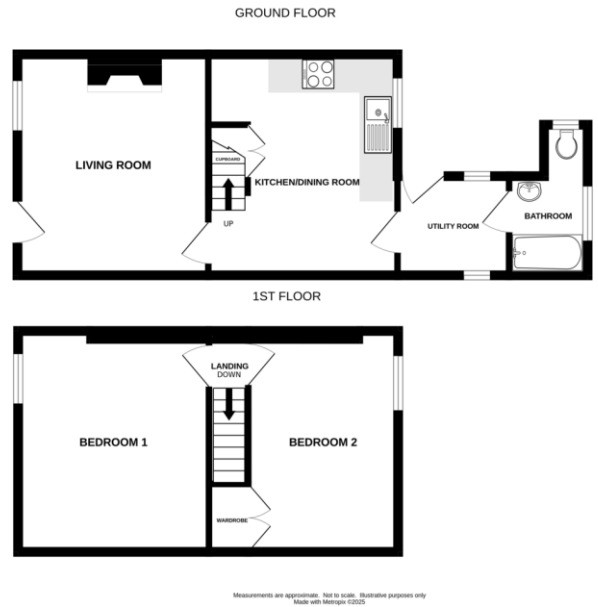
Sewerage: Mains

Broadband: Standard - Highest available download speed is 3 Mbps and Highest available upload speed is 0.5 Mbps.

Faster speeds available at cost.

Mobile Signal: Various networks currently showing available including EE and Vodafone

Standard 3 Mbps 0.5 Mbps



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	58	
(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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