



A rare opportunity to acquire this fabulous ground floor home, formerly part of the period Church Stile School dating back to the 1850s. This light and spacious property offers three double bedrooms, a generous living room, kitchen/dining room, utility room, and a modern bathroom. Further benefits include a generous sized enclosed rear garden, two allocated parking spaces and easy level access to the village centre and its amenities, with excellent connections to the City of Exeter, the coast, and major road networks. Offered chain free.

**Church Stile**  
Exminster      £280,000

**West of** 

# Church Stile Exminster £280,000

Spacious ground floor garden apartment | Three double bedrooms | Living room with patio door to garden | Kitchen/dining room | Separate utility | Modern bathroom | Enclosed generous sized garden | Allocated parking for two vehicles | Share of freehold | Chain Free

## PROPERTY DETAILS

### APPROACH

Covered entrance canopy. Part glazed Upvc front door to entrance hallway.

### ENTRANCE HALLWAY

Spacious L'shape entrance hallway with coat hanging space. Radiator. Telephone point. Doors to utility, living room, bedrooms and bathroom.

### LIVING ROOM

12' 3" x 9' 8" (3.73m x 2.95m) Light and spacious living room with large sliding patio door to garden. Radiator. TV and telephone points. Door to kitchen/dining room.

### KITCHEN/DINING ROOM

13' 0" x 9' 8" (3.96m x 2.95m) Further light and spacious room with large Upvc double glazed window to rear aspect with outlook over the garden. Fitted kitchen with range of base, wall and drawer units in white finish. Roll-edge worktop with tiled surround and inset ceramic sink. Space for slot-in electric oven and gas hob. Further under worktop spaces for dishwasher, fridge and freezer. Radiator. Recess spotlights. Concealed worktop lighting.

### UTILITY ROOM

6' 2" x 3' 3" (1.88m x 0.99m) Upvc double glazed window with obscure glass to front aspect. Fitted worktop with space and plumbing under for washing machine. Fitted shelving.

### BEDROOM 1

14' 4" x 9' 2" (4.37m x 2.79m) Large master bedroom with Upvc double glazed window to rear aspect and outlook over the garden. Sliding mirror doors to built-in double wardrobe complete with hanging rail and shelf. Radiator.

### BEDROOM 2

11' 6" x 8' 6" (3.51m x 2.59m) (max) Further 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.

### BEDROOM 3

8' 9" x 8' 5" (2.67m x 2.57m) (plus deep door recess) Good sized third double bedroom with Upvc double glazed window to front aspect. Radiator. Deep door recess/dressing area with range of built-in wardrobes complete with hanging rails and shelving.

### BATHROOM

8' 1" x 5' 5" (2.46m x 1.65m) Upvc double glazed window to front aspect with obscure glass. White suite comprising: low level w.c, hand wash basin set in vanity unit with cupboard under and bath with tiled surround, glass shower screen and mixer shower. Fully tiled walls. Extractor fan.

## OUTSIDE

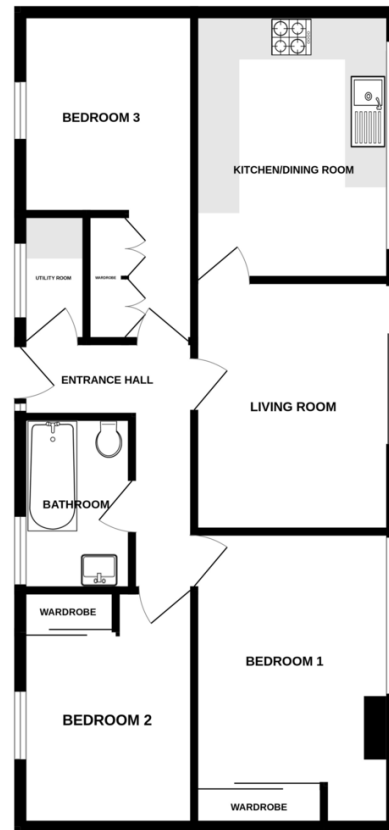
### FRONT

Enclosed private parking area with two allocated parking spaces.

### REAR GARDEN

Wonderful enclosed south facing walled garden featuring a raised timber decked terrace adjoining the rear of the property with three steps down onto a lawned garden and edged with a variety of mature shrubs and further raised timber decking seating area. Outside tap. Gate to side access.

GROUND 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		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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