



*31 Brownlees, Exminster, Devon, EX6 8SW*

  
SOUTHGATE  
ESTATES

£325,000





## *31 Brownlees, Exminster*

A three bedroom detached family home located in the popular village of Exminster. The property is being sold with no onward chain, and benefits from a garage with off-road parking in front, as well as an enclosed garden to the rear. The internal accommodation briefly consists of an entrance hall, with access to the downstairs cloakroom and lounge diner, with an opening into the kitchen. Upstairs are three bedrooms, two of which are doubles, and a bathroom.

Exminster itself is a delightful village with a number of amenities on the doorstep, including two pubs, a convenience store and other independent shops, a primary school and GP surgery. There are good bus links in and out of the village, and Exeter is also just a short drive from the property, with many high street shops, restaurants and other entertainment facilities.

Ground Floor The front door opens to the entrance hall which provides access into the lounge diner, and the convenient downstairs cloakroom. The lounge diner is an open-plan reception room, enjoying a dual aspect, with a large window to the front aspect and patio doors opening out to the garden at the rear. There is also a feature fireplace and an archway into the kitchen. The kitchen contains a range of matching wall and base units with fitted worktops, a tiled splashback, plus a sink and drainer unit with a mixer tap over. Space is provided for under-counter appliances, as well as a tall fridge freezer. In addition, the Ideal boiler is located here, along with a window and door to the garden.



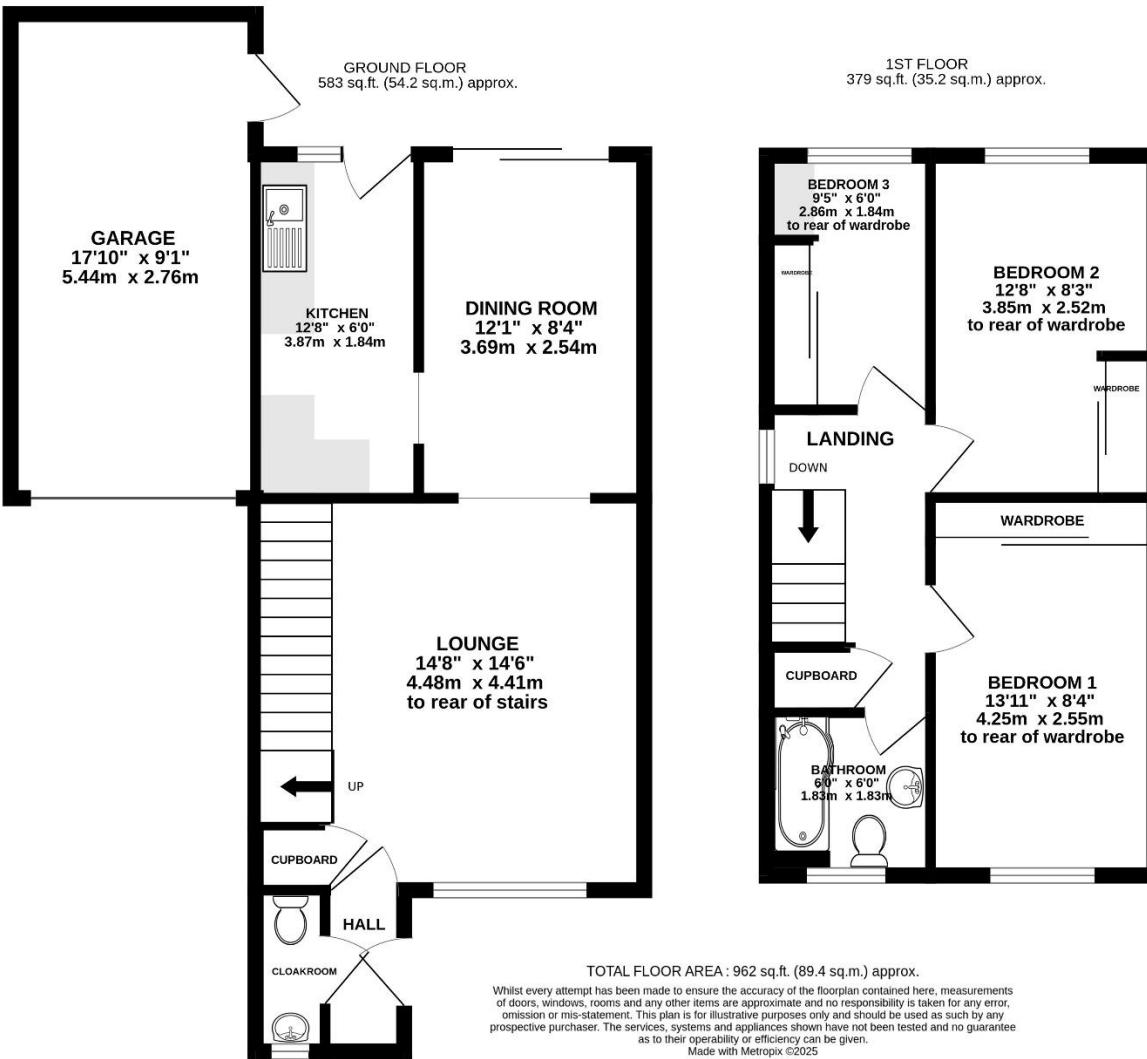
*First Floor* Stairs rise to the first floor landing which accommodates the three bedrooms and the bathroom. There is also a window to the side aspect, a cupboard housing the hot water tank, and a loft hatch. The master bedroom has the advantage of full-width mirrored wardrobe providing ample built-in storage. There is also a window to the front aspect. Bedroom two is a further double bedroom also with a mirrored wardrobe and a window to the rear overlooking the garden. Bedroom three is a single room incorporating a mirrored wardrobe, as well as a fitted dressing table and a window with a view out to the garden. Finally, the bathroom comprises a pedestal wash basin, a close-coupled WC and a P-shaped bath with a mixer tap and shower over. There is also an obscured window to the rear aspect, a shaver light and socket and an extractor fan.

*Garden, Garage & Parking* Doors open out to the enclosed rear garden which enjoys a patio area providing an ideal space for outdoor seating and dining. The remainder of the garden is mostly laid to lawn with a variety of mature shrubs around the border, and a gate allowing access to the side. Additionally, there is a door opening to the garage which is serviced by power and lighting, and includes an up-and-over door to the front, opening to the driveway.

*Property Information* Tenure: Freehold. Council tax band: D.

- *3 Bedrooms*
- *Garage & Driveway*
- *Enclosed Garden*
- *Detached House*
- *No Onward Chain*
- *Village Location*





## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		59 D
39-54	E		
21-38	F		
1-20	G		



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