



West of 

Gissons

Exminster

£335,000

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Deceptively spacious four bedroom mid-terrace home situated in the popular village of Exminster, this spacious four-bedroom mid-terrace home is ideally located for local amenities. The ground floor offers a bright living room, generous kitchen/dining room with modern fitted kitchen and adjoining conservatory. Three good-sized bedrooms and a modern shower room occupy the first floor, while the second floor provides an impressive principal bedroom with en-suite and beautiful views across adjoining fields towards Woodbury Common. Outside, the low-maintenance rear garden enjoys an open aspect and benefits from two brick-built storage stores. To the front is off-road parking for two vehicles and an electric car charging point. An excellent family home offering generous accommodation, attractive views and convenient village living.

Deceptively spacious four-bedroom mid-terrace home | Popular village location of Exminster | Bright and spacious living room | Large kitchen/dining room with modern fitted kitchen | Adjoining conservatory providing additional living space | Three good-sized bedrooms and modern shower room | Impressive principal bedroom with en-suite | Beautiful views across adjoining fields towards Woodbury Common | Low-maintenance rear garden with open aspect and two brick-built stores | Off-road parking for two vehicles with electric car charging point

APPROACH

Part glazed Upvc front door to enclosed entrance porch.

ENTRANCE PORCH

Useful entrance porch with Upvc double glazed windows to front and side aspect. Feature wall of block glass and part glazed door to entrance hallway. Tiled floor. Recess spotlights.

ENTRANCE HALLWAY

Traditional style entrance hallway with stairs to first floor. Large understair recess. Radiator. Quality wood effect laminate floor. Glass panel doors to living room and kitchen/dining room.

LIVING ROOM

13' 7" x 11' 2" (4.14m x 3.4m) (max) Light and spacious living room with large Upvc double glazed window to rear aspect with outlook over the garden and bi-fold door opening onto the conservatory. Modern fitted kitchen with excellent range of base, wall, drawer and larder units in high gloss white finish. Roll-edge worktop with matching upstand and inset composite sink. Integral eye level electric double oven and five ring gas hob with extractor hood over. Integral fridge/freezer. Space and plumbing for washing machine. Breakfast bar area with matching cupboards under. Recess spotlights. Matching wall unit housing gas combi boiler. Modern vertical radiator. Matching quality wood effect floor to dining area and ceramic tiled floor to kitchen.

KITCHEN/DINING ROOM

20' 4" x 8' 8" (6.2m x 2.64m) A beautifully presented and generously proportioned kitchen/dining room with Upvc double glazed window to rear aspect with outlook over the garden and bi-fold door opening onto the conservatory. Modern fitted kitchen with excellent range of base, wall, drawer and larder units in high gloss white finish. Roll-edge worktop with matching upstand and inset composite sink. Integral eye level electric double oven and five ring gas hob with extractor hood over. Integral fridge/freezer. Space and plumbing for washing machine. Breakfast bar area with matching cupboards under. Recess spotlights. Matching wall unit housing gas combi boiler. Modern vertical radiator. Matching quality wood effect floor to dining area and ceramic tiled floor to kitchen.



CONSERVATORY

10' 4" x 7' 7" (3.15m x 2.31m) Upvc constructed conservatory on block plinth with Upvc double glazed windows to sides and rear aspect with outlook over the garden and adjoining fields beyond. Radiator. Upvc double glazed french doors to garden.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to first floor landing with doors to bedrooms and shower room, and further stairs to second floor master bedroom. Radiator.

BEDROOM 2

16' 3" x 8' 8" (4.95m x 2.64m) (max) Bright and spacious second double bedroom with large Upvc double glazed window to rear aspect with far reaching views towards Woodbury Common. Radiator.

BEDROOM 3

13' 6" x 8' 1" (4.11m x 2.46m) (max) Further spacious double bedroom with two Upvc double glazed windows to front aspect. Radiator. TV point. Useful opening to understair recess.

BEDROOM 4/STUDY

8' 7" x 7' 9" (2.62m x 2.36m) (max) Good sized single bedroom with Upvc double glazed window to front aspect. Radiator. Raised stairs bulk head area which lends itself as a deep storage shelf or could be adapted into and enclosed cupboard or raised child's cabin bed etc.

SHOWER ROOM

7' 9" x 5' 5" (2.36m x 1.65m) Upvc double glazed window to rear aspect with obscure glass. Modern white suite comprising; low level w.c., hand wash basin set in vanity unit with drawers under and large walk-in tiled shower enclosure with glass screen and mixer shower. Tiled floor. Ladder style radiator. Extractor fan. Recess spotlights.

SECOND FLOOR

STAIRS/LANDING

Stairs from first floor landing to second floor landing with Velux ceiling window. Range of fitted shelving. Door to eaves storage area. Door to master bedroom.

BEDROOM 1

18' 0" x 14' 8" (5.49m x 4.47m) (max) Superb spacious master bedroom with Upvc double glazed window to rear aspect offering wonderful far reaching views and further Velux ceiling window. Range of built-in wardrobes complete with hanging rails and shelving. Useful recess area offering further storage. Radiator. TV and telephone points. Feature wood panelled walls. Door to eaves storage area. Door to en-suite.

EN-SUITE

8' 5" x 3' 4" (2.57m x 1.02m) (max) Fully tiled en-suite with Upvc double glazed window to rear aspect with obscure glass. Modern white suite comprising; low level w.c., hand wash basin and tiled walk-in shower enclosure with glass screen and mixer shower with range of jet sprays, fixed large shower head and further handset. Recess spotlights. Extractor fan.

OUTSIDE

FRONT

Off-road driveway parking for two vehicles with wall mounted electric car charging point. Path to front door and covered shared access passageway and gate to rear aspect.

REAR GARDEN

Good sized enclosed level rear garden featuring paved and gravelled areas for easy maintenance and enjoying an open aspect over adjoining fields. The property also benefits from two brick built stores and outside tap.

AGENTS NOTES:

To the best of the Vendors knowledge they have advised the following:
Tenure: Freehold - there is a 3 Year Devon Rule covenant which means the person buying the property must have lived or worked in Devon for at least 3 years.
Council Tax Band: B
Council: Teignbridge District Council
Parking: Off-road parking for two vehicles with electric car charging point
Gardens: Enclosed low maintenance garden with open aspect
Electricity: Mains
Gas: Mains
Heating: Gas central heating
Water Supply: Mains
Sewerage: Mains
Broadband: Super Fast Fibre
Mobile Signal: Various networks currently showing available including EE and Vodafone
Standard 3 Mbps 0.5 Mbps





EPC TO FOLLOW

Agents Note: Whilst every care has been taken in the preparation of these sales particulars, they are for general guidance only. All measurements, descriptions and other details are approximate and should not be relied upon as statements of fact. Prospective purchasers must satisfy themselves, as to the accuracy of the information by inspection, measurement or otherwise. If inadvertently omitted or inaccurate details come to light after distribution, East and West of Exe reserves the right to withdraw, amend and reissue this brochure without notice or liability for any financial loss prior to exchange of contracts. East and West of Exe has no authority to make legal representations or warranties in relation to the property, including but not limited to boundaries, environmental matters, planning, building regulations and title matters, and cannot enter into any contract on behalf of the Vendor. All offers are subject to contract and the Vendor reserves the right to refuse any offer without giving reason. We do not accept responsibility for any expenses incurred by prospective purchasers at any stage of the transaction, in relation to properties that have been sold, let, or withdrawn. These particulars are prepared in accordance with the Consumer Protection from Unfair Trading Regulations (2008) and the Business Protection from Misleading Marketing Regulations (2008). Any material information known to the agent has been disclosed; however, buyers must make their own enquiries to confirm any details that are material to their purchasing decision.



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