



Nestled in the heart of the village is this attractive mid-terrace character cottage offering a perfect blend of charm and convenience, with excellent access to all local amenities. The property features; bright and spacious living room, kitchen/dining room, and ground floor bathroom for added practicality, and on the first floor are two spacious double bedrooms. To the rear of the property is an enclosed low maintenance courtyard garden with outside storage cupboards, plus a gated right of way to the front. Perfectly situated for easy access to the city of Exeter, the beautiful coast, Dartmoor National Park, and the major road network, this property is ideal for first-time buyers or as a smart investment opportunity. Chain free for a smooth purchase.

Wesley Cottages
Exminster O.I.R.O. £200,000

West of 

Wesley Cottages Exminster O.I.R.O. £200,000

Attractive mid terrace character village home | Two double bedrooms

| Bright living room | Kitchen/breakfast room | Ground floor bathroom |

Enclosed low maintenance courtyard garden with outside storage

cupboards | Gas central heating | Ideal first home or investment

property | Chain Free

PROPERTY DETAILS:

APPROACH

Upvc front door to living room.

LIVING ROOM

14' 5" x 9' 6" (4.39m x 2.9m) Light and spacious living room with tall Upvc double glazed window to front aspect. Radiator. Double doors to storage cupboard housing gas meter. Door to inner hallway.

INNER HALLWAY

Small hallway area with stairs to first floor. Door to bathroom and doorway to kitchen/dining room.

KITCHEN/DINING ROOM

10' 9" x 8' 2" (3.28m x 2.49m) (max) Fitted kitchen with range of base, wall and drawer units in wood effect finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral electric single oven and ceramic hob. Space and plumbing for washing machine. Radiator. Wall mounted gas combi boiler. Window to rear aspect and stable style door to rear garden.

BATHROOM

7' 8" x 5' 8" (2.34m x 1.73m) (max with some height restriction) Window to rear aspect with obscure glass. White suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround and electric shower. Radiator.

FIRST FLOOR

STAIRS/LANDING

Stairs from ground floor inner hallway to first floor landing with Upvc double glazed window to rear aspect. Hatch to loft space. Doors to bedrooms.

BEDROOM 1

14' 5" x 9' 6" (4.39m x 2.9m) (max to back of wardrobes) Light and spacious double bedroom with tall Upvc double glazed window to front aspect. Radiator. Doors to twin wardrobes complete with hanging rails and shelving.

BEDROOM 2

10' 9" x 9' 2" (3.28m x 2.79m) (max) Further spacious double bedroom with Upvc double glazed window to rear aspect. Radiator. Door to storage cupboard with further overhead cupboard.

OUTSIDE

REAR GARDEN

Enclosed low maintenance courtyard style rear garden laid to paving and gravelled areas. Doors to outside stores. Gate giving right of way access around to the front.

PARKING

Parking is freely available on the village road outside 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: Enclosed courtyard garden

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



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	79
(81-91)	B	67
(69-80)	C	
(56-68)	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



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd, Reg. no. 07121967

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