



West of 

Crockwells Road
Exminster £350,000

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A rare opportunity to purchase a well-presented two double bedroom link-detached bungalow situated on a generous plot in the sought-after village of Exminster, close to a wide range of local amenities. The property offers bright and spacious accommodation, including a large open-plan living/dining room, a modern fitted kitchen, two double bedrooms, bathroom, a small conservatory linking to the garage, plus a useful attic room with pull-down ladder leading to further loft space. Outside, is a driveway providing off-road parking for up to two vehicles, with potential for additional parking, a single attached garage, and a generous sized private rear garden enjoying an attractive open outlook. Offered to the market with no onward chain.

Attractive link detached bungalow | Two double bedrooms | Light and spacious living/dining room | Modern fitted kitchen | Bathroom | Useful conservatory linking to garage | Large converted attic room with pull-down ladder with further loft storage area | Lovely private rear garden | Driveway parking for two vehicles and a single detached garage | Chain Free

APPROACH

Upvc part glazed front door to entrance hallway. Outside light.

ENTRANCE HALLWAY

Small entrance hallway with doorway to kitchen and door to living/dining room. Radiator. Coat hanging space. Inset core doormat. Upvc double glazed window to side aspect with obscure glass.

KITCHEN

8' 2" x 7' 0" (2.49m x 2.13m) Attractive kitchen with Upvc double glazed window to front aspect. Range of fitted Shaker Style base, wall and drawer units in cream finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral appliances include; electric single oven, induction hob, fridge/freezer and dishwasher.

LIVING/DINING ROOM

14' 2" x 14' 2" (4.32m x 4.32m) (max) Light and spacious living/dining room with large Upvc double glazed window to front aspect. Stripped wood floor. Radiator. TV and telephone points. Door to inner hallway.

INNER HALLWAY

Matching stripped wood floor. Hatch to attic room with pull-down ladder. Glass panel door to bedroom 1 with further doors to bedroom 2 and bathroom.



BEDROOM 1

15' 1" x 9' 9" (4.6m x 2.97m) (max) Further light and spacious double bedroom with large Upvc double glazed patio door to garden. Radiator. Door to airing cupboard complete with shelving.

BEDROOM 2

10' 0" x 9' 9" (3.05m x 2.97m) Spacious double bedroom with Upvc double glazed tilt/turn door to conservatory and full height Upvc double glazed window to rear aspect. Radiator. Range of built-in bedroom furniture including wardrobes, drawer units and high level storage cupboards.

CONSERVATORY

7' 7" x 4' 2" (2.31m x 1.27m) Useful Upvc constructed conservatory with Upvc double glazed windows to side and rear plus Upvc double glazed patio door to garden. Pedestrian door to garage.

BATHROOM

6' 6" x 5' 6" (1.98m x 1.68m) Upvc double glazed window to side aspect with obscure glass. White suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround and electric shower. Radiator.

ATTIC ROOM

17' 8" x 9' 6" (5.38m x 2.9m) (max) Useful converted attic room with light and power. Velux ceiling window. Door to fully boarded loft space housing gas combi boiler.

GARAGE

16' 6" x 7' 9" (5.03m x 2.36m) Up and over door to single attached garage with light and power. Upvc double glazed window to rear aspect. Space and plumbing for washing machine. Pedestrian door to conservatory.

OUTSIDE

FRONT

Open front garden area laid to gravel with a variety of planted mature shrubs. Driveway parking for two vehicles leading to the garage. Path and gate to side access to the rear garden.

REAR GARDEN

A real feature of the property is the private generous sized rear garden which features a large paved patio area adjoining the rear of the property leading onto a lawned garden area edged with deep flower borders, and then onto a further paved patio area with fitted garden shed.

AGENTS NOTES:

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

Tenure: Freehold

Council Tax Band : C

Council: Teignbridge District Council

Parking: Driveway with parking for up to two vehicles and single garage

Garden: enclosed private garden

Electricity: Mains

Gas: Mains

Heating: Gas central heating

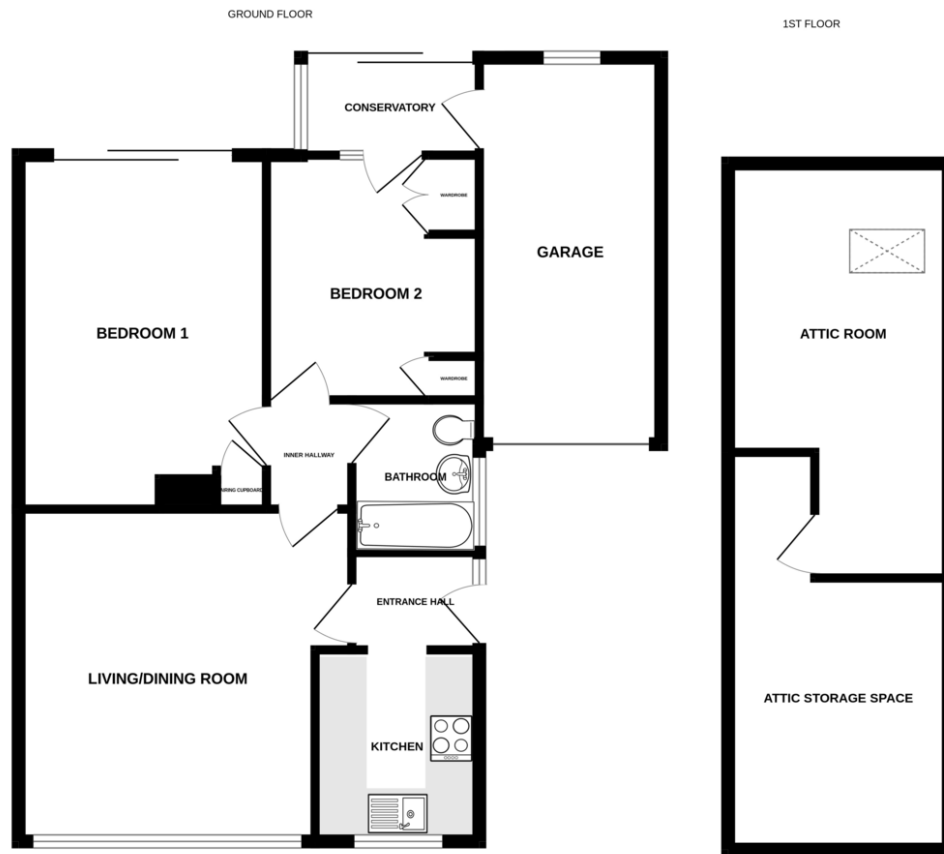
Water: Mains

Sewerage: Mains

Broadband: Standard - Highest available download speed is 19 Mbps and the Highest available upload speed is 1 Mbps, plus faster speeds available at additional cost.

Mobile Coverage: Various mobile networks available at this property.





Measurements are approximate. Not to scale. Illustrative purposes only
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EPC TO FOLLOW

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