



West of 

Crockwells Close
Exminster £425,000

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A rare opportunity to acquire an attractive three/four-bedroom detached bungalow, ideally situated in a central location with convenient access to all village amenities. The property occupies a generous plot and features a spacious open-plan kitchen, dining and family area, alongside a separate living room which could alternatively serve as an additional bedroom. The master bedroom benefits from an en-suite, complemented by a modern family bathroom. Externally, there is driveway parking for two vehicles and a single detached garage. The enclosed, level garden is of a good size, enjoys a high degree of privacy, and benefits from a desirable south-westerly aspect.

Rare opportunity to acquire an attractive detached bungalow | Flexible three/four double bedrooms | Centrally located with easy access to village amenities | Generous plot size | Spacious open-plan kitchen, dining and family area | Separate living room with potential to be used as an additional bedroom | Master bedroom with en-suite facilities | Modern family bathroom | Driveway parking for two vehicles and a single detached garage | Enclosed, level rear garden with a private south-westerly aspect

DESCRIPTION

A superb opportunity to acquire this beautifully presented three/four double bedroom detached bungalow, ideally situated in a highly sought-after residential location within easy reach of village amenities. This attractive home offers versatile and well-appointed accommodation, perfectly suited to modern living.

The thoughtfully arranged interior begins with a welcoming entrance hallway, leading through to a bright and spacious open-plan living, dining and kitchen area. The contemporary fitted kitchen complements this light-filled space, ideal for both everyday living and entertaining.

An inner hallway leads to the bedroom accommodation and family bathroom, while a further generous living



room, with direct access to the garden, provides additional flexibility and could easily serve as a fourth bedroom if required.

Externally, the property benefits from a level, enclosed south-westerly rear garden, offering a high degree of privacy and an ideal setting for outdoor entertaining or family enjoyment. A single garage provides useful storage or secure parking, alongside driveway parking for two vehicles.

LOCATION

Crockwells Close enjoys a prime position within easy reach of the heart of the village, offering a superb range of everyday amenities including a doctor's surgery, pharmacy, post office, Tesco Express and more. Excellent transport links are provided by two regular bus services, ensuring effortless access to the cathedral city of Exeter.

The location perfectly balances convenience with lifestyle, with an abundance of picturesque countryside walks and riverside paths along the River Exe close at hand. For those seeking further outdoor pursuits, the stunning landscapes of Dartmoor and the beautiful local coastline are both just a short drive away.

AGENTS NOTES

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

Tenure: Freehold

Council Tax Band: D

Council: Teignbridge District Council

Parking: Driveway parking for two vehicles and a detached single garage

Garden: Good size enclosed rear garden

Electricity: Mains

Gas: Mains

Heating: Gas central heating

Water supply: Mains

Sewerage: Mains

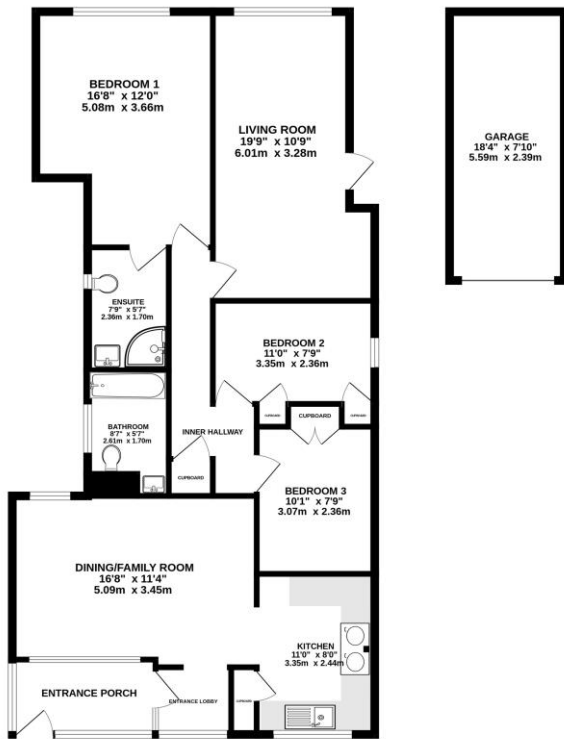
Broadband: Full Fibre Broadband With 1600 MPS

Download & 115MPS Upload

Mobile Signal: Several networks currently showing as available at the property including EE & 3



GROUND FLOOR
1208 sq.ft. (112.2 sq.m.) approx.



TOTAL FLOOR AREA : 1208 sq.ft. (112.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with: Metropac C2020



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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EXETER OFFICE
18 Southernhay West Exeter EX1 1PJ
Tel: 01392 833999
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

EAST DEVON OFFICE
61 Fore Street Topsham Exeter EX3 0HL
Tel: 01392 345070
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

WEST OF EXE OFFICE
Main Road Exminster EX6 8DB
Tel: 01392 833999
enquiries@westofexe.co.uk
www.westofexe.co.uk