



Beautifully presented and renovated, this modern link-detached bungalow is tucked away at the end of a quiet cul-de-sac in a highly sought-after central village location. The property has been updated to an exceptional standard, boasting new windows, stylish front door, lovely heavy oak internal doors and upgraded heating system. Combining peaceful privacy with easy access to all local amenities, the bungalow features a driveway with parking for two vehicles, a garage, and a pretty, generous-sized rear garden that enjoys a delightful open aspect.

Crockwells Road

Exminster

Offers in excess of £355,000

West of



Crockwells Road Exminster O.I.E.O. £355,000

Attractive link detached bungalow | Two double bedrooms | Modern fitted kitchen | Light and spacious living/dining room | Modern shower room | Situated on good sized plot | Generous sized rear garden with open aspect | Driveway parking for two vehicles | Central village location | Highly sought after

PROPERTY DETAILS

APPROACH

Covered entrance canopy. Modern composite front door to entrance hallway.

ENTRANCE HALLWAY

Entrance hallway with doorways leading to the kitchen and living/dining room. Coat hanging space. Radiator. Full height Upvc double glaze window to side aspect with obscure glass.

KITCHEN

8' 6" x 7' 0" (2.59m x 2.13m) Attractive kitchen with Upvc double glazed window to front aspect. Range of base and wall units in wood effect finish. Roll-edge worktop with tiled surround and inset acrylic sink. Integral electric eye level oven and ceramic hob with extractor hood over. Integral fridge/freezer. Recess spotlights.

LIVING/DINING ROOM

14' 8" x 14' 3" (4.47m x 4.34m) (max) Wonderful light and spacious room with large Upvc double glazed window to front aspect. Quality polished wood effect flooring. Radiator. Wall lighting. TV and telephone points. Range of fitted shelving. Doorway to inner hallway.

INNER HALLWAY

Small inner hallway with lovely heavy oak style doors leading to bedrooms and shower room. Hatch to part boarded loft with pull-down ladder and light. Wood effect laminate flooring.

BEDROOM 1

14' 9" x 9' 9" (4.5m x 2.97m) (max) Lovely sized master bedroom with large Upvc double glazed french doors to rear aspect opening onto the garden. Modern vertical radiator. Recess spotlights. Door to built-in wardrobe complete with hanging rail and shelf. TV point.

BEDROOM 2

10' 2" x 9' 9" (3.1m x 2.97m) Further spacious second bedroom with Upvc double glazed tilt and turn style door to garden with full height side window. Radiator. Wood effect laminate flooring.

SHOWER ROOM

6' 2" x 5' 4" (1.88m x 1.63m) Modern updated room with modern white suite comprising; low level w.c., hand wash basin set in vanity unit with drawers under and glass sliding doors to large tiled shower enclosure with mixer shower, fixed shower head and additional hand set. Recess spotlights. Extractor fan. Ladder style radiator.

OUTSIDE

FRONT

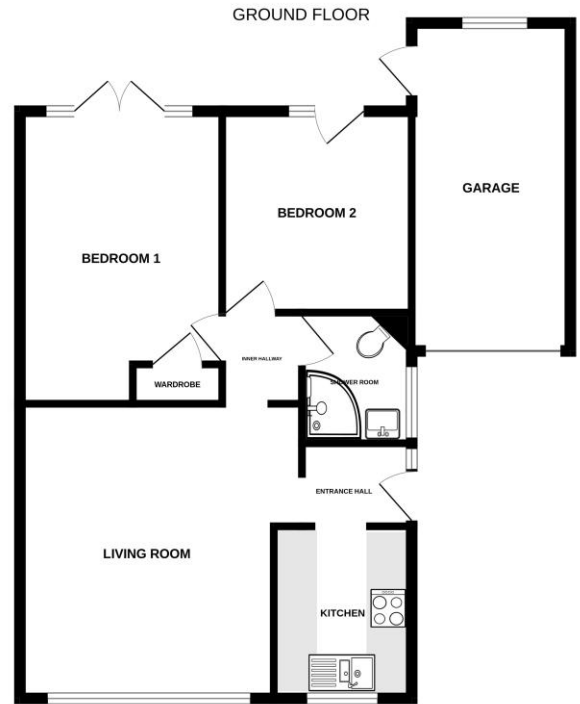
Open front garden laid to lawn with deep border stocked with an abundance of plants and shrubs. Driveway offering parking for two vehicles partly covered with a car port area and leading to the garage. Side gate for rear garden access.

GARAGE

16' 6" x 8' 0" (5.03m x 2.44m) Newly replaced up and over door to single attached garage with light and power. Space and plumbing for washing machine. Wall mounted newly replaced gas combi boiler. Upvc double glazed window to rear aspect and Upvc part glazed pedestrian door to rear garden.

REAR GARDEN

Beautifully landscaped and enjoying an enviable open aspect, the rear garden has been designed to make the most of its peaceful surroundings. A superb elevated deck creates the perfect space for al fresco dining, summer entertaining or simply unwinding whilst taking in the far-reaching countryside views. The generous lawn is complemented by an abundance of mature planting, vibrant seasonal flowers and well-stocked borders, creating a colourful and private haven. With a greenhouse, established planting areas and plenty of space to enjoy, this exceptional garden is ideal for families, keen gardeners and anyone looking to embrace outdoor living.



Measurements are approximate. Not to scale. Illustrative purposes only.
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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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