





Attractive double fronted three bedroom modern home situated in a much sought after residential area of the village, with good access to all village amenities, city of Exeter and major road network. This lovely property features; spacious open plan living, dining and kitchen, downstair cloakroom, three good size bedrooms - master with en-suite, modern bathroom. Outside to the front of the property are two allocated parking spaces and to the rear an enclosed garden laid to patio and lawn. Property will be Chain Free.

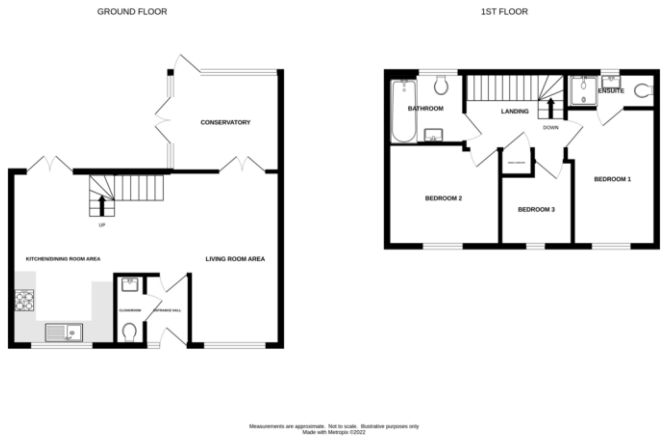
Milbury Farm Meadow

Exminster £300,000

West of EXE

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Desirable double fronted semi detached house | Three good size bedrooms | Light and spacious open plan living/dining and kitchen area | Modern fitted kitchen with integral appliances | Downstair cloakroom | Lovely conservatory | Master bedroom with en-suite | Modern bathroom | Enclosed garden and two allocated parking spaces | Chain Free



PROPERTY DETAILS:

APPROACH
Covered entrance canopy. Composite front door to entrance hallway. Outside light.

ENTRANCE HALLWAY
Spacious entrance hallway with Upvc double glazed full height window to front aspect with obscure glass. Radiator. Telephone points. Doors to living room and cloakroom.

CLOAKROOM
6' 6" x 2' 9" (1.98m x 0.84m) Modern white suite comprising; low level w.c. and hand wash basin with tiled splash back. Radiator. Extractor fan.

OPEN PLAN LIVING/DINING & KITCHEN
26' 3" x 16' 1" (8m x 4.9m) (max) Light and spacious open plan room with:

LIVING ROOM AREA
16' 1" x 16' 2" (4.9m x 4.93m) (max) Spacious L shape living room with Upvc double glazed window to front aspect and Upvc double glazed french doors to conservatory. Two radiators. TV and telephone points. Understair recess. Stairs to first floor. Opening through to:

KITCHEN/DINING ROOM AREA
16' 1" x 9' 8" (4.9m x 2.95m) (max) Further spacious room with Upvc double glazed window to front aspect and Upvc double glazed french doors to garden. Modern fitted kitchen with range of base, wall and drawer units in high gloss white finish. Wood effect roll edge worktop with matching upstand and inset stainless steel sink. Integral electric oven and gas hob with stainless steel splashpanel and extractor hood over. Integral fridge/freezer, dishwasher and washing machine. Wood effect laminate floor. Radiator. Matching wall unit housing Potterton gas boiler.

CONSERVATORY
10' 3" x 9' 2" (3.12m x 2.79m) Upvc constructed conservatory on brick plinth with windows to side and rear aspect. Single Upvc glazed door and further french doors to garden. Tiled floor. Wall lighting.

FIRST FLOOR

STAIRS/LANDING
Stairs from living room to spacious first floor landing. Hatch to loft space. Door to airing cupboard complete with hot water tank and shelf. Doors to bedrooms and bathroom.

BEDROOM 1
12' 9" x 9' 3" (3.89m x 2.82m) (max) Light and spacious master bedroom with Upvc double glazed window to front aspect. Radiator. TV and telephone points. Door to en-suite.

EN-SUITE
9' 2" x 2' 9" (2.79m x 0.84m) Upvc double glazed window to rear aspect with obscure glass. Modern white suite comprising; low level w.c., pedestal hand wash basin and glass folding door to tiled walk-in shower enclosure with mixer shower over. Shaver point. Extractor fan. Part tiled walls. Wall mounted electric fan heater. Ladder style radiator.

BEDROOM 2
10' 6" x 9' 6" (3.2m x 2.9m) (max) Further spacious double bedroom with Upvc double glazed window to front aspect. TV and telephone points. Radiator.

BEDROOM 3
8' 1" x 6' 7" (2.46m x 2.01m) (max) Single bedroom with Upvc double glazed window to front aspect. Radiator. Telephone points.

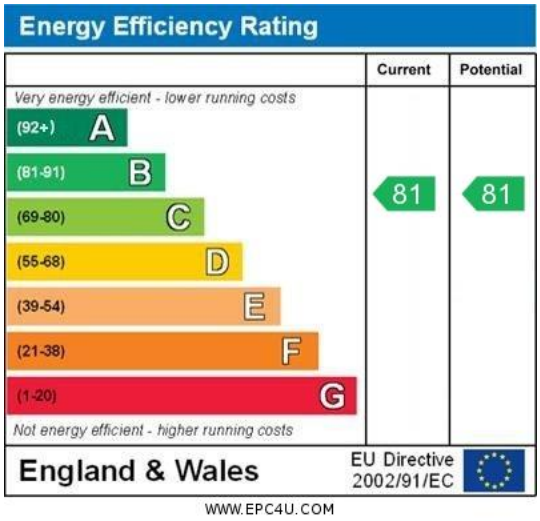
BATHROOM
7' 5" x 6' 3" (2.26m x 1.91m) Upvc double glazed window to rear aspect with obscure glass. Modern white suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround, glass screen and mixer shower over. Ladder style radiator. Extractor fan. Wall mounted electric fan heater.

OUTSIDE

FRONT
Small open front garden comprising of two borders laid to grey slate and planted with mature plants. Side path leading to gate to rear garden. Two allocated parking spaces to front of property.

REAR GARDEN
Enclosed rear garden offering a good degree of privacy with open aspect to rear, and laid to paved patio and lawn with path to garden shed. Outside tap. Outside lighting. Gate to side access.

AGENTS NOTES
The property is freehold.
There is a monthly maintenance charge for the upkeep of the green spaces etc of £ ????
Property will be sold chain free.









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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