



An attractive larger than average two double bedroom mid-terrace modern home, ideally situated in the highly sought-after village of Exminster. This superb property offers a generously proportioned living/dining room, contemporary kitchen, two particularly spacious double bedrooms and a modern family bathroom. Further benefits include an allocated parking space and a low-maintenance, southerly facing rear garden, making this an excellent home for modern living. Ideal first home.

Sentrys Orchard
Exminster £295,000

West of 

Sentrys Orchard Exminster £295,000

Attractive modern mid terrace house | Two very generous sized double bedrooms | Modern fitted kitchen | Large living/dining room | Modern bathroom | Enclosed low maintenance rear garden | Allocated parking space | Easy access to Exeter and local amenities | Perfect first time buyers property

PROPERTY DETAILS:

APPROACH

Covered entrance canopy. Composite front door to entrance hallway.

ENTRANCE HALLWAY

Entrance hallway with stairs to first floor. Radiator. Telephone point. Stairs to first floor. Doors to living/dining room, kitchen and cloakroom.

CLOAKROOM

3' 3" x 3' 1" (1m x 0.94m) Upvc double glazed window to front aspect with obscure glass. Modern white suite comprising; low level w.c. and corner hand wash basin with tiled splashback. Radiator.

KITCHEN

10' 4" x 6' 1" (3.15m x 1.85m) Upvc double glazed window to front aspect. Modern fitted kitchen with range of base, wall, drawer and larder unit in white high gloss finish. Roll-edge worktop with matching upstand and inset stainless steel sink. Integral electric single oven and gas hob with extractor hood over. Space and plumbing for washing machine. Space for freestanding fridge/freezer. Radiator. Matching wall unit housing Potterton gas combi boiler.

LIVING/DINING ROOM

19' 2" x 13' 4" (5.84m x 4.06m) (max) Light and highly spacious living/dining room with Upvc double glazed french doors to garden. Two radiators. TV and telephone points. Door to deep understair storage cupboard.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to first floor landing. Hatch to loft space. Door to airing cupboard complete with radiator and shelf. Doors to bedrooms and bathroom.

BEDROOM 1

13' 4" x 12' 1" (4.06m x 3.68m) (max) Larger than average main bedroom with Upvc double glazed window to front aspect. Radiator. TV and telephone points. Door to deep over stair cupboard.

BEDROOM 2

13' 4" x 10' 4" (4.06m x 3.15m) Further spacious double bedroom with Upvc double glazed window to rear aspect with outlook over the garden and adjoining fields. Radiator.

BATHROOM

7' 0" x 6' 3" (2.13m x 1.91m) Modern white suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround, with glass screen, mixer tap with shower head attachment. Part tiled walls. Extractor fan. Radiator.

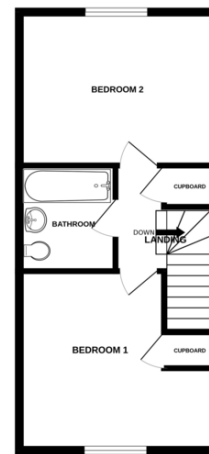
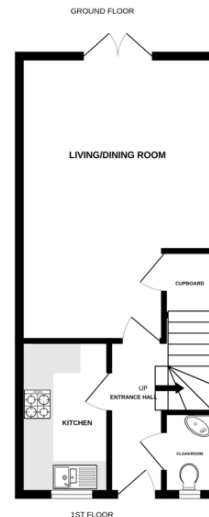
OUTSIDE

FRONT

Allocated parking space in parking bay at front of house.

REAR GARDEN

Southerly facing split level low maintenance garden with paved patio area adjoining the rear of the property with step down to further garden area laid to gravel with paved pathway to rear access gate.



Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		120 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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