Crockwells Close

Exminster Offers in excess of £360,000

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Exminster O.I.E.O. £360,000

An attractive two bedroom link detached village bungalow, ideally situated close to the heart of the village and its array of amenities. This beautifully presented property offers light, spacious and versatile accommodation throughout, comprising a bright and generously proportioned double-aspect lounge, modern fitted kitchen and shower room, two comfortable double bedrooms, a large double-glazed conservatory with insulated roof and a useful entrance lobby. Outside, the property benefits from an attractive large rear garden, together with driveway and carport plus ample parking, leading to a single attached garage. An appealing bungalow offering well-proportioned accommodation, excellent parking and a pleasant landscaped garden, all within convenient reach of the village centre.

Attractive and well presented village bungalow | Conveniently positioned close to the heart of the village | Light and spacious accommodation | Bright and spacious double-aspect lounge | Modern fitted kitchen and shower room | Two well-proportioned bedrooms | Large double-glazed conservatory with insulated roof and heating | Attractive landscaped rear garden | Driveway, carport and single attached garage | Ample parking

LOCATION

Exminster is a popular and well-established village situated just south of Exeter, offering an appealing blend of village life and excellent city connections. The village has a strong community atmosphere and a good range of everyday amenities, including shops, cafés, pubs, a post office, pharmacy, medical facilities and a primary school. Regular bus services provide convenient links into Exeter and the surrounding area, while the M5, A30 and A379 are all readily accessible.

For those who enjoy the outdoors, the surrounding countryside, Exminster Marshes, River Exe and canal provide wonderful opportunities for walking and cycling, with the Exe Estuary Trail offering attractive routes towards Exeter and beyond.

With its combination of excellent amenities, attractive surroundings and easy access to Exeter, Exminster is an increasingly sought-after location for those looking to enjoy the best of village and city living.

PROPERTY DETAILS

APPROACH

Part glazed Upvc front door to entrance lobby. Outside light.

ENTRANCE LOBBY

8' 2" x 7' 0" (2.49m x 2.13m) Useful room with Upvc double glazed window to side aspect. Central heating radiator. Range of built-in storage cupboards and shelving. Wall lighting. Opening to conservatory. Archway to kitchen.

KITCHEN
10' 6" x 10' 4" (3.2m x 3.15m) Attractive modern kitchen with Upvc double glazed window to rear aspect overlooking the conservatory. Modern fitted kitchen with excellent range of base, wall and drawer units in cream finish. Worktop with matching splashback and inset stainless steel sink. Intergrated NEFF eye level "slide and hide door" electric oven and matching combination microwave. Integral NEFF induction hob with flex and combination heating zones and NEFF stainless steel cooker hood over. Space for freestanding fridge/freezer. Integral washing machine. Concealed worktop lighting. Recess spotlighting. Remote controlled Velux ceiling window with rain sensor. Door to inner hallway.

INNER HALLWAY
4' 6" x 4' 1" (1.37m x 1.24m) Coved ceiling. Hatch to part boarded loft space with pull down ladder and light. Doors to lounge, shower room and bedroom 1.

LOUNGE
15' 0" x 14' 4" (4.57m x 4.37m) (max) Bright and spacious double aspect room with Upvc double glazed windows to front and side aspect. Coved ceiling. Feature fireplace with polished mantle and hearth and fitted electric living flame electric fire. Two central heating radiators. Range of built-in shelving. TV and telephone points. Door to side entrance hallway.

BEDROOM 1
13' 7" x 10' 0" (4.14m x 3.05m) Spacious main bedroom with large Upvc double glazed window to rear aspect with outlook over the garden. Coved ceiling. Central heating radiator. Range of built-in wardrobes complete with hanging rail and shelving. Doors to two further storage cupboards complete with shelving.

SHOWER ROOM
6' 7" x 5' 7" (2.01m x 1.7m) Upvc double glazed window to side aspect with obscure glass. Modern white suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under and large corner tiled shower enclosure with sliding glass doors and mixer shower. Fully tiled walls. Chrome ladder style central heating radiator. Extractor fan.

ENTRANCE HALLWAY
6' 2" x 4' 4" (1.88m x 1.32m) Upvc part glazed door to side access and Upvc double glazed window. Recess spotlighting. Double doors to built-in storage cupboard. Door to bedroom 2.

BEDROOM 2
8' 2" x 7' 2" (2.49m x 2.18m) Upvc double glazed window to front aspect. Coved ceiling. Central heating radiator.

CONSERVATORY
19' 5" x 8' 0" (5.92m x 2.44m) Large Upvc double glazed conservatory built on brick plinth with windows to side and rear aspects and overlooking the garden, and Upvc double glazed French doors to garden. Two central heating radiators. Wall lighting.

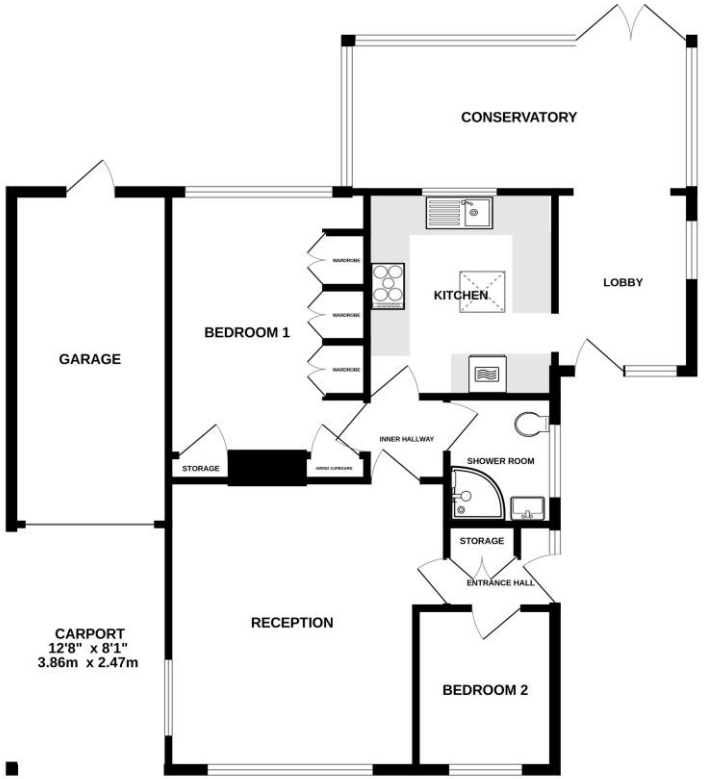
OUTSIDE

FRONT
Large open front garden area with block paved pathway to side entrance and large bed laid to gravel and planted with mature plants and shrubs. Matching block paved driveway and covered car port offering parking for two vehicles leading to an attached single garage.

GARAGE
17' 0" x 8' 1" (5.18m x 2.46m) Up and over door to single garage with light and power. Upvc pedestrian door to rear garden.

REAR GARDEN
Attractive rear garden tastefully landscaped with large raised decked sun terrace adjoining the rear of property with step down to level garden laid to artificial grass and edged with a range of beds and borders stocked with a variety of plants and shrubs. Large gravelled garden area and further decked sun patio. Block paved path to side access.

GROUND FLOOR



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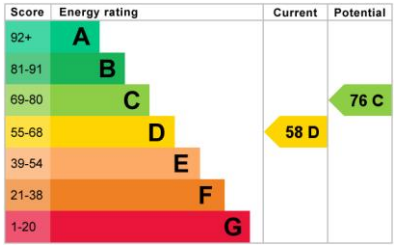

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