



West of 

Westfield

Exminster

Guide Price £340,000 to £360,000

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Excellent opportunity to purchase this detached two double bedroom bungalow situated on a very large corner plot offering wonderful panoramic views over the village and beyond. and located in a quiet end of cul-de-sac location within the popular village of Exminster. The property requires full modernisation and offers further potential for extending (subject to consents). The roof space has been converted to include two large occasional rooms - one with adjoining en-suite accessed via a pull-down ladder and offers further development. The real feature of the property is the gardens that wrap around three sides of the property, plus driveway parking and attached large garage. Chain Free.

Large detached village bungalow | Two double bedrooms | Large living/dining room | Kitchen and bathroom | Conservatory | Two occasional first floor rooms - one with en-suite | Garage and driveway parking | Wonderful gardens | In need of full modernisation | Chain Free

APPROACH

Sliding patio door to enclosed entrance porch. Glass panel door to entrance hallway.

ENTRANCE HALLWAY

Light and spacious L shape entrance hallway with doors to kitchen, bedrooms and bathroom. Feature arched alcove entrance to living/dining room with two internal windows and glass panel door. Door to airing cupboard complete with hot water tank and shelving. Further door to useful storage cupboard. Wall mounted gas fire and further radiator. Hatch to loft with ladder.

LIVING/DINING ROOM

20' 6" x 12' 9" (6.25m x 3.89m) (max) Large living/dining room with triple sliding patio door to conservatory and outlook over the garden. Two wall mounted gas fires. Feature fireplace with tiled hearth and fitted gas coal effect fire. Radiator. Wall lighting. TV and telephone points.

KITCHEN

10' 9" x 9' 8" (3.28m x 2.95m) (max) Window to front aspect. Fitted kitchen with range of base and wall units in textured finish with wood effect trim. Roll-edge worktop with tiled surround and inset stainless steel sink. Space for slot-in cooker. Space for further under worktop appliance. Floor standing gas boiler which has been decommissioned. Two internal windows to side and outlook over the lobby. Glazed door to side lobby.

SIDE LOBBY

Useful covered lobby area with tiled floor giving internal access to a door to the garage and also glass panel door to the front.



CONSERVATORY

17' 2" x 6' 4" (5.23m x 1.93m) Large hardwood constructed conservatory with windows to front and side aspects, and french doors to garden. Power points.

BEDROOM 1

13' 1" x 10' 9" (3.99m x 3.28m) (max) Spacious double bedroom with window to rear aspect with outlook over the garden and far reaching views beyond. Range of built-in wardrobes and vanity unit. TV and telephone points. Radiator.

BEDROOM 2

11' 0" x 10' 9" (3.35m x 3.28m) (max) Further spacious double aspect bedroom with sliding patio door to the garden and window to side aspect. Telephone point. Gas point.

BATHROOM

7' 5" x 6' 5" (2.26m x 1.93m) (max) Window to front aspect with obscure glass. Coloured suite comprising; low level w.c., bidet, hand wash basin and bath with tiled surround and glass screen with mixer shower. Heated towel rail. Part tiled walls. Wall light with heater.

FIRST FLOOR

LANDING

Ladder leads to a converted first floor space offering two occasional use rooms. Alcove with fitted hand wash basin and cupboard under. Doors to eaves storage.

OCCASIONAL ROOM 1

15' 8" x 8' 5" (4.78m x 2.57m) (plus window recess) Large room used as occasional bedroom with doors leading to eave storage spaces and double doors to en-suite. Wall mounted gas heater.

OCCASIONAL EN-SUITE

11' 5" x 4' 4" (3.48m x 1.32m) (max - plus shower recess)) Window to side aspect. Coloured suite comprising; low level w.c., bidet, pedestal hand wash basin and glass door to tiled shower enclosure with electric shower. Doors to eaves storage. Wall mounted gas heater.

OCCASIONAL ROOM 2

11' 4" x 11' 1" (3.45m x 3.38m) Further spacious room with window to side aspect and wonderful far reaching views. Double doors to built-in cupboard complete with shelving. Doors to eaves storage areas. TV point.

OUTSIDE

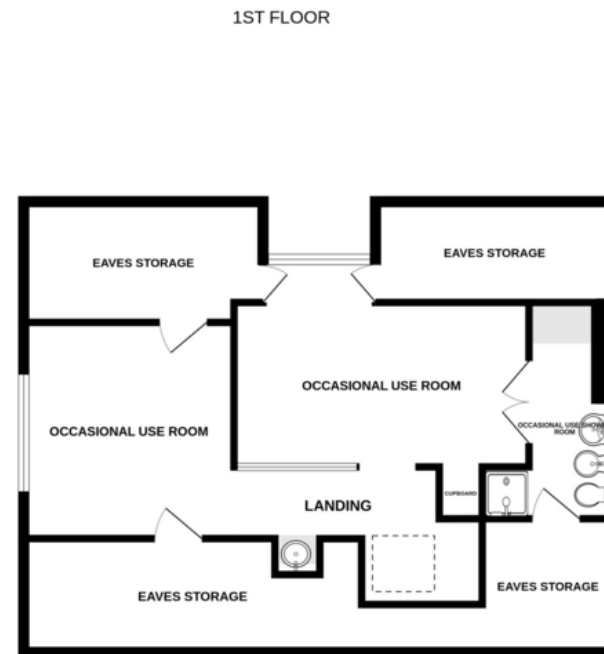
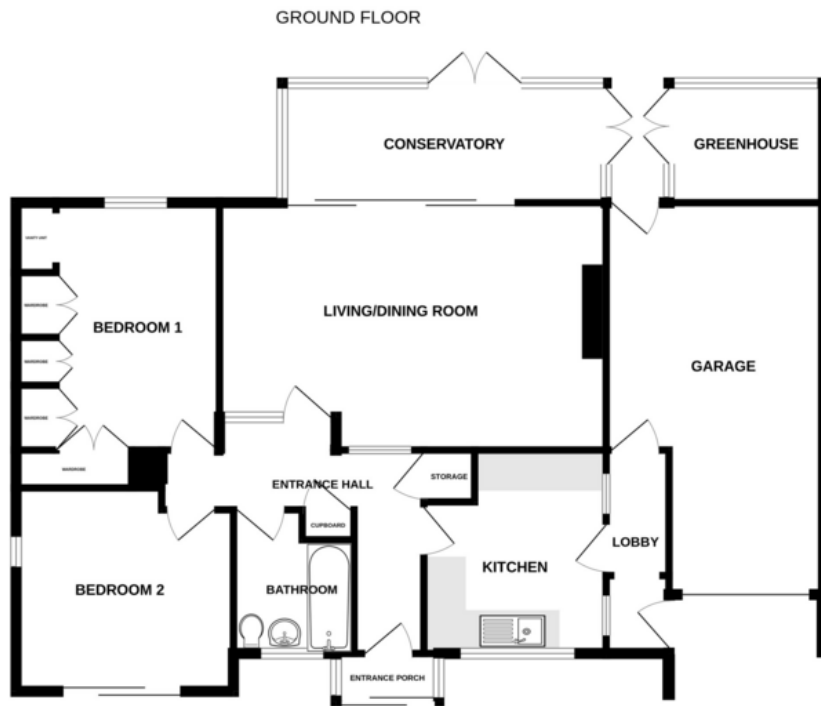
GARAGE/PARKING

20' 9" x 11' 6" (6.32m x 3.51m) Up and over door to a larger than average attached garage with light and power. Space and plumbing for washing machine. Doors to lobby and rear garden access.

GARDENS

A real feature of the property is the extensive garden that wraps around the property on three sides offering plenty of space for further extending (subject to consents) and featuring lawned areas and planting areas etc. Two timber garden sheds and a lovely potting room adjoining the back of the garage. Another useful point is the private pathway that slopes up from the main road with a gated access into the garden.





Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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