

West of EXE

Glebelands

Exminster Offers in excess of £350,000

Glebelands

Exminster O.I.E.O. £350,000

A rare opportunity to purchase a spacious detached two bedroom chalet style property situated on a large plot in a highly sought after residential area of the village and with easy access to the village centre and amenities. This superb property does need some modernisation but also offers huge potential for further development (subject to consents). The property also benefits from a garage located nearby with a parking space.

Detached chalet style property | Two bedrooms | Two reception rooms | Kitchen | Ground floor bathroom | Large front garden with options for more parking | Wonderful sized rear garden | Single attached garage with one parking space | Huge potential for further development | Chain Free







APPROACH
Covered entrance porch. Part glazed front door to entrance hallway.

ENTRANCE HALLWAY
Spacious L shape hallway with stairs to first floor. Full height window to front aspect with obscure glass and further window to side. Wood effect laminate flooring. Radiator. Door to understair cupboard. Further door to useful storage cupboard. Doors to living room, dining room, bathroom and kitchen.

LIVING ROOM
15' 9" x 14' 0" (4.8m x 4.27m) (max) Light and spacious double aspect living room with windows to front and side aspect. Radiator. Feature fireplace with stone effect mantle and hearth, with built-in wood burning stove. Alcove shelving.

DINING ROOM
12' 7" x 9' 9" (3.84m x 2.97m) (max) Further light and spacious double aspect room with sliding patio door to the garden and window to side aspect. Radiator. Wood effect laminate flooring. Door to cupboard complete with shelving.

KITCHEN
9' 8" x 8' 9" (2.95m x 2.67m) Bright kitchen with windows to rear and side aspect with outlook over the garden. Fitted kitchen with range of base, wall and drawer units in wood effect finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Space for slot-

cooker. Space and plumbing for washing machine. Useful understair storage recess. Part glazed Upvc door to front aspect with obscure glass.

BATHROOM
6' 4" x 5' 5" (1.93m x 1.65m) Upvc double glazed window to rear aspect with obscure glass. White suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under, and bath with tiled surround, mixer tap with shower head attachment. Wood effect laminate floor. Ladders style radiator.

FIRST FLOOR

STAIRS/LANDING
Stairs from entrance hallway to first floor landing with Upvc double glazed window to side aspect. Door to eaves storage area. Doors to bedrooms.

BEDROOM 1
14' 5" x 10' 9" (4.39m x 3.28m) (max) Light and spacious double aspect double bedroom with windows to front and side aspect. Radiator. Fitted hand wash basin.

BEDROOM 2
11' 2" x 7' 5" (3.4m x 2.26m) Further good sized bedroom with window to front aspect. Radiator. Hatch to loft space.

OUTSIDE

FRONT
Large front garden area laid to lawn and edged with mature borders, and path to front entrance. (Offering potential to create further parking (subject to consents).

REAR GARDEN
A real feature of the property is the superb sized rear garden laid mainly to lawn and edged with mature shrubs and plants. Pathway leads down the garden to timber shed and also gate for side access.

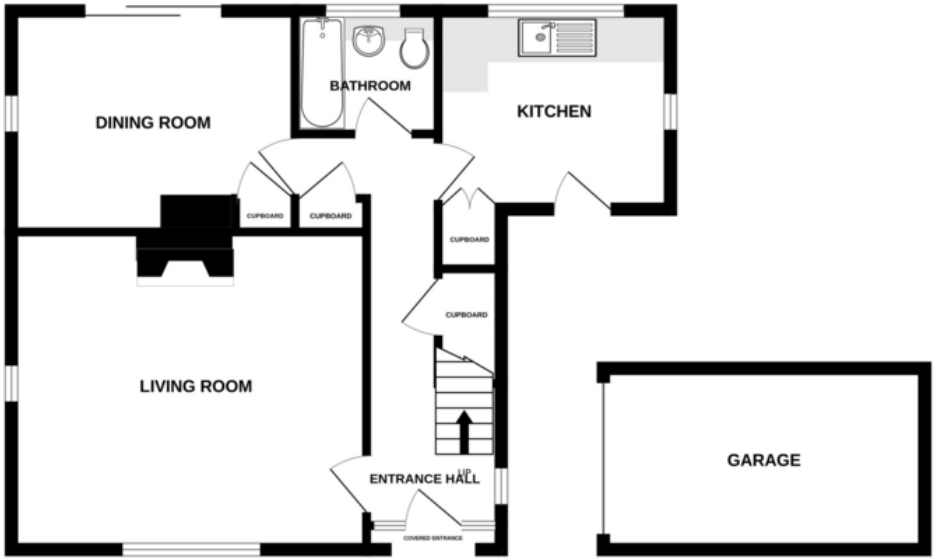
AGENTS NOTES:
To the best of the Vendors knowledge they have advised the following:
Tenure: Freehold.
Council Tax Band: D
Council: Teignbridge District Council
Parking: Garage located across the road from the property in block of three with parking space in front
Garden: Large front and rear gardens
Electricity: Mains
Gas: Mains
Heating: Gas central heating
Water Supply: Mains
Sewerage: Mains
Broadband: Super Fast Fibre
Mobile Signal: Various networks currently showing available including EE and Vodaphone
Standard 3 Mbps 0.5 Mbps



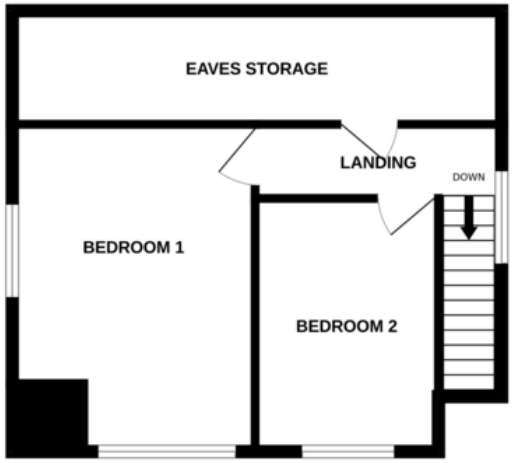




GROUND FLOOR

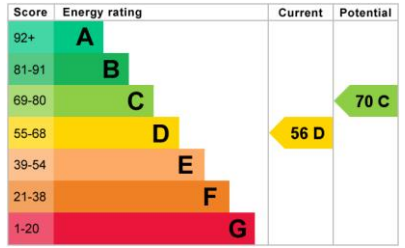


1ST FLOOR









Measurements are approximate. Not to scale. Illustrative purposes only
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