Days-Pottles Lane

Exminster Offers in excess of £500,000

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Exminster O.I.E.O. £500,000

Beautiful character detached home in a sought-after semi-rural location on the outskirts of Exminster, enjoying open countryside views to the rear. Offering versatile accommodation with three/four bedrooms, three reception rooms, and a spacious cottage-style kitchen/breakfast room. Set within a stunning, well-maintained mature garden, the property also benefits from driveway parking and a garage. Ideally positioned for easy access to local village amenities and the city of Exeter.

Beautiful character village cottage | Three/four bedrooms | Light and spacious living room | Garden room/dining room | Large kitchen/breakfast room | Useful third reception room/fourth bedroom | Downstair cloakroom | Modern bathroom | Wonderful cottage style garden | Driveway parking and garage

APPROACH
Covered entrance porch. Part glazed Upvc front door to entrance lobby area.

ENTRANCE LOBBY AREA
Open entrance lobby leading into the garden room/dining room area. Tiled floor. Stairs to first floor. Glass panel door to living room.

GARDEN ROOM/DINING ROOM AREA
15' 8" x 10' 1" (4.78m x 3.07m) Wonderful light and spacious triple aspect room with Upvc double glazed windows to sides and rear aspect with outlook over the garden and countryside beyond. Tiled floor with underfloor heating. Double doors to large storage cupboard complete with shelving. Wall lighting. Opening through to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM
15' 4" x 10' 2" (4.67m x 3.1m) Attractive cottage style kitchen with Upvc double glazed window to rear aspect. Fitted kitchen with excellent range of base, wall and drawer units in a cream finish. Polished granite worktops with tiled surround and inset butler style sink and carved drainer. Integral eye-level electric oven, microwave and 5 ring gas hob with extractor hood over. Space and plumbing for washing machine and dryer. Space for freestanding fridge/freezer. Integrated fridge dishwasher. Matching polished granite breakfast bar area with space under for seating. Recess spotlights. Matching tiled floor. Door to larder style cupboard complete with shelving, tiled floor and small window to rear aspect. Further door to deep understair cupboard also housing three batteries for the solar storage. Modern vertical radiator.

LIVING ROOM
15' 7" x 12' 6" (4.75m x 3.81m) Wonderful character room with large Upvc double glazed window to front aspect and views over the garden and surrounding countryside. Ornate ceiling timbers. Large fireplace opening with fitted wood burner on a slate hearth. Wall lighting. TV and telephone points. Radiator. Glass panel door to study/fourth bedroom.

STUDY/BEDROOM 4
14' 2" x 9' 9" (4.32m x 2.97m) Further ground floor reception room offering a multitude of uses

including study, playroom or fourth bedroom. Large Upvc double glazed window to front aspect with outlook over the garden. Wall lighting. Ornate ceiling timbers. Radiator. Built-in storage cupboard and shelving. Door to cloakroom.

CLOAKROOM
Useful ground floor cloakroom with two Upvc double glazed windows to rear aspect. Coloured suite comprising; low level w.c. and corner hand wash basin with tiled splashback. Tiled floor. Radiator.

FIRST FLOOR

STAIRS/LANDING
Stairs from entrance lobby to first floor landing with three Upvc double glazed windows to rear aspect. Hatch to loft space with pull-down ladder and further hatch near bedroom 3. Doors to bedrooms and bathroom.

BEDROOM 1
15' 8" x 10' 6" (4.78m x 3.2m) Large double aspect master bedroom with Upvc double glazed windows to front and rear aspect offering wonderful views over the garden and surrounding countryside. Range of fitted bedroom furniture comprising of; wardrobes, bedside cabinets, drawers and overhead cupboards. Double doors to built-in cupboard. Fitted pedestal hand wash basin. TV point. Wall lighting. Radiator.

BEDROOM 2
13' 2" x 10' 6" (4.01m x 3.2m) Further spacious double bedroom with Upvc double glazed window to rear aspect with wonderful views. Built-in twin double wardrobes and vanity unit. Wall lighting. Radiator.

BEDROOM 3
9' 8" x 7' 8" (2.95m x 2.34m) (plus door recess) Good sized third bedroom with Upvc double glazed window to rear aspect. Radiator.

BATHROOM
Spacious bathroom with 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 mixer shower, large fixed shower head and further handset with glass shower screen. Tiled floor. Chrome ladder style radiator. Fully tiled walls.

OUTSIDE

PARKING
Right of way access to a driveway parking area with space for one vehicle leading to a detached garage.

GARAGE
17' 5" x 9' 5" (5.31m x 2.87m) Roller style garage door to single detached garage with light and power. Fitted electric vehicle charging point.

GARDEN
A gate from the driveway leads through to a charming cottage-style garden, offering a good degree of privacy and a wonderfully tranquil setting. A paved pathway guides you to the front entrance, while steps lead down to a generous lawn bordered by well-stocked beds filled with an abundance of mature plants, shrubs, and established trees, creating colour and interest throughout the seasons. A spacious composite decked terrace adjoins the garden/dining room, providing an ideal space for outdoor seating and entertaining while enjoying the southerly aspect and delightful views across the surrounding countryside. The garden also features a further seating area, perfect for al fresco dining, as well as a peaceful spot to relax and unwind. Additional benefits include two fitted timber storage sheds and a variety of decorative planting and features that enhance the overall character of this inviting outdoor space.

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 and Parking
Garden: Landscaped Garden
Electricity: Mains
Heating: Gas central heating and underfloor heating in Garden/Dining Room
Solar: 16 solar panels and three batteries for storage
Water supply: Mains
Sewage: Septic Tank shared with next door with 50/50 share of upkeep and emptying
Broadband: Rural broadband - Satellite
Mobile Signal: Several networks currently showing as available at the property

GROUND FLOOR

1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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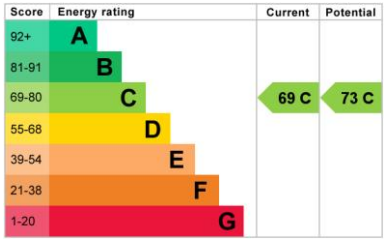

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