



# The Buntings

Exminster

£365,000

West of 

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A beautifully presented three-storey, three-bedroom mid-terrace modern home, situated in a highly sought-after residential location with a stunning outlook. Offering spacious and versatile accommodation arranged over three floors, this impressive property features a superb open-plan kitchen, dining and family room, a generous living room with wonderful views, and three well-proportioned bedrooms, including a principal bedroom with en-suite shower room. Outside, the property benefits from an attractive enclosed rear garden and off-road parking for two vehicles.

Attractive three storey modern village home | Three generous sized bedrooms | Wonderful open plan kitchen/dining/family room | Modern fitted kitchen | Useful ground floor cloakroom/utility | Modern bathroom | Master bedroom with en-suite | Lovely enclosed landscaped low maintenance garden | Off road parking for two vehicles | Must be seen!

#### APPROACH

Covered entrance canopy. Composite part glazed front door to entrance hallway.

#### ENTRANCE HALLWAY

Spacious entrance hallway with Herringbone style quality wood effect flooring. Stairs to first floor. Coat hanging space. Radiator. Deep understair storage recess. Two glass panel doors to open plan kitchen/dining/family room. Double louvre doors to cloakroom/utility.

#### CLOAKROOM/UTILITY

7' 11" x 3' 1" (2.41m x 0.94m) Useful cloakroom with modern white suite comprising; low level w.c. and hand wash basin set in vanity unit with cupboard under. Radiator. Fitted worktop with space and plumbing under for washing machine and further space over for dryer. Extractor fan. Matching Herringbone style quality wood effect flooring. Part wood panel wall to dado level.

#### OPEN PLAN KITCHEN/DINING/FAMILY ROOM

##### DINING/FAMILY ROOM AREA

15' 10" x 7' 10" (4.83m x 2.39m) Lovely open space with plenty of room for both dining table, cabinet and seating - perfect for those family gatherings. Upvc double glazed window to front aspect. Radiator. Matching Herringbone style quality wood effect flooring. Opening through to the kitchen/breakfast area.

##### KITCHEN/BREAKFAST ROOM AREA

15' 1" x 9' 6" (4.6m x 2.9m) Wonderful *light* room with Upvc double glazed window to rear aspect and outlook over the garden. Modern fitted Shaker Style kitchen offering an excellent range of base, wall, drawer and larder storage in slate/blue finish. Marble effect compact worktops with tiled surround and inset acrylic sink. Integral eye level single electric oven and matching microwave, plus 5 ring gas hob with large cooker hood over. Large matching island with storage and seating area. Space for freestanding fridge/freezer with plumbing for water dispenser. Radiator. Matching Herringbone style quality wood effect flooring. Part glazed Stable style Upvc door with tilt and turn window with integrated blind to garden.



## FIRST FLOOR

### STAIRS/LANDING

Stairs from entrance hallway to light and spacious first floor landing with Upvc double glazed window to front aspect. Radiator. Stairs to second floor. Doors to living room and bedroom 3.

### LIVING ROOM

15' 8" x 15' 1" (4.78m x 4.6m) (max) Superb slightly L-shaped room with two Upvc double glazed windows to rear with wonderful views over the village and marshlands towards the river Exe and Topsham. Two radiators. Feature fireplace with ornate mantle and marble effect inset and hearth with space for electric fire. TV and telephone points.

### BEDROOM 3

10' 1" x 9' 1" (3.07m x 2.77m) Good sized third double bedroom with Upvc double glazed window to front aspect. Radiator.

## SECOND FLOOR

### STAIRS/LANDING

Stairs from first floor landing to second floor landing. Hatch to loft space. Doors to bedrooms and bathroom.

### BEDROOM 1

12' 9" x 10' 9" (3.89m x 3.28m) (plus deep door recess) Large master bedroom with two Upvc double glazed windows to rear aspect with wonderful far reaching views over the village to the River Exe and beyond. Two radiators. Doors to built-in wardrobes complete with hanging rails and shelving. Door to en-suite.

### EN-SUITE

6' 0" x 5' 4" (1.83m x 1.63m) Modern white suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under and glass sliding doors to tiled shower enclosure with mixer shower and large fixed head. Chrome ladder style radiator. Extractor fan. Shaver point. Part wood panelled walls to dado height.

### BEDROOM 2

12' 9" x 9' 2" (3.89m x 2.79m) (max) Good sized double bedroom with two Upvc double glazed windows to front aspect. Radiator. Door to built-in single wardrobe complete with hanging rail. Further door to over stair storage cupboard.

### BATHROOM

6' 7" x 5' 7" (2.01m x 1.7m) Attractive bathroom with feature tiled wall with large fitted mirror and part wood panelled walls to dado height. Modern white suite comprising; low level w.c., pedestal hand wash basin and bath with mixer tap and shower head attachment. Chrome ladder style radiator. Extractor fan. Shaver point.

## OUTSIDE

### FRONT

Open front with blocked paved drive offering parking for two vehicles. Power points.

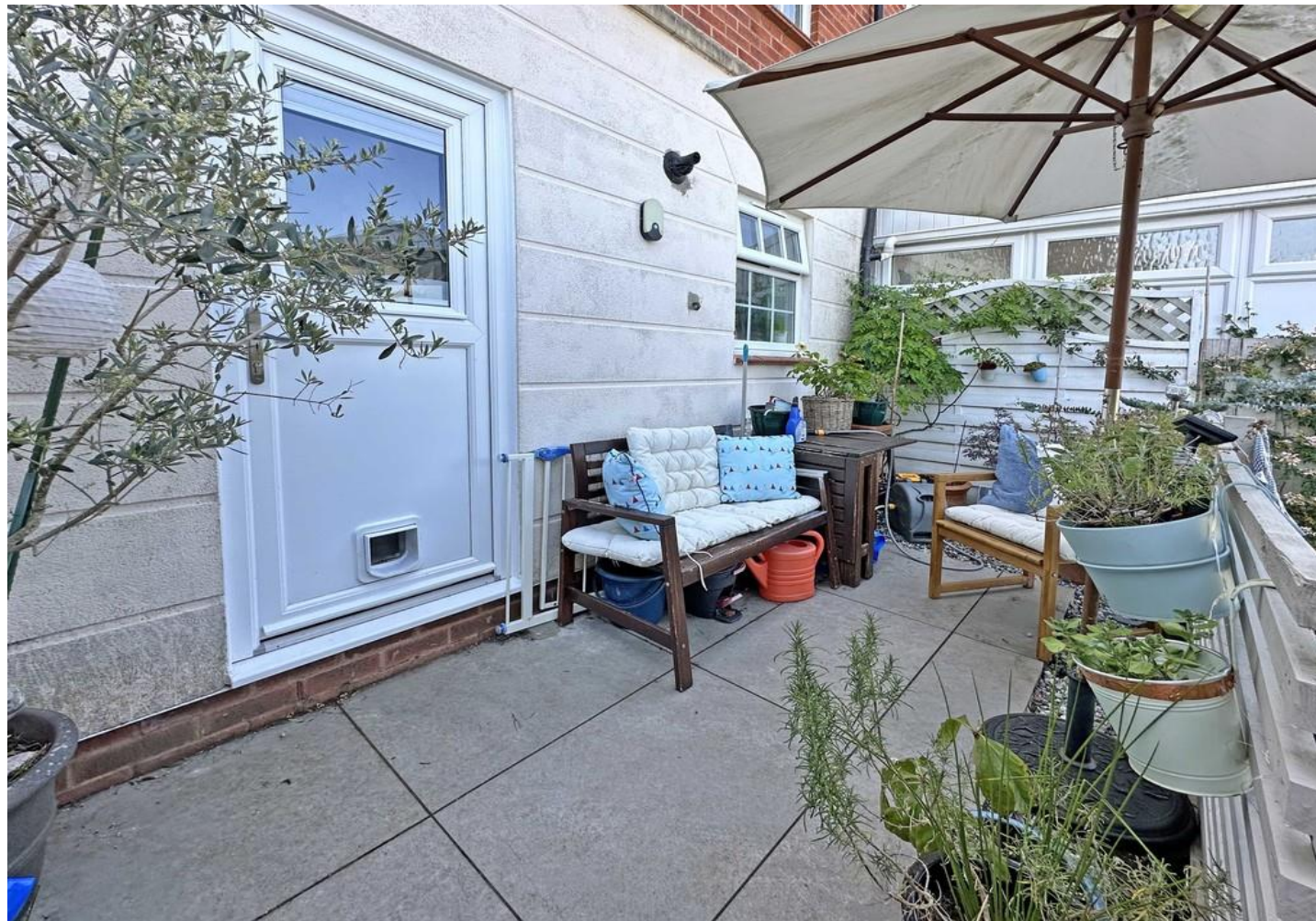
### REAR GARDEN

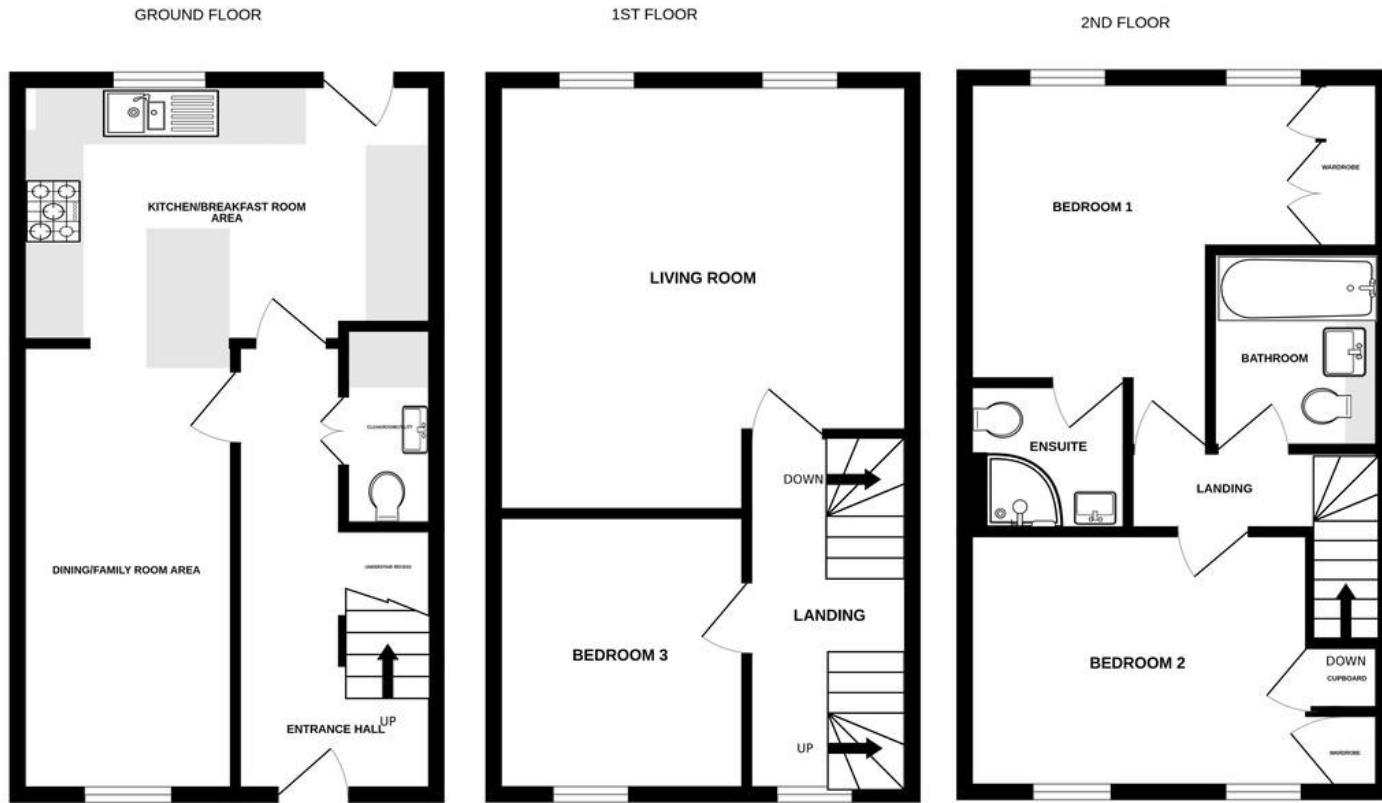
The attractive rear garden is thoughtfully arranged over three distinct levels, creating a variety of seating, entertaining and planting areas. Immediately adjoining the property is a generous paved terrace enclosed by contemporary timber screening and complemented by raised planters, Space for outdoor dining beneath a large parasol.

Steps descend to the middle level, which features a spacious timber deck providing an excellent entertaining area with ample room for outdoor lounge furniture. This level is bordered by mature planting, shrubs and climbing greenery, offering a good degree of privacy.

A further set of steps leads to the lower garden, finished with decorative gravel and enhanced by an attractive collection of mature trees, specimen plants and established borders. The lower level also benefits from a timber garden shed, creating useful storage, while the varied planting provides year-round colour and interest. Plus gate giving rear access around to the front.

Overall, the garden is beautifully landscaped and well maintained, offering a series of inviting outdoor spaces ideal for relaxing, entertaining and gardening.





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	70 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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