



Beautifully presented three/four bedroom semi detached house, situated in the heart of the village with easy access to all amenities. This superb property offers light and spacious accommodation and features an attractive living room with wood burning stove, spacious kitchen/dining room, two first floor double bedrooms, study/fourth bedroom and modern bathroom. The current Vendors have recently added a wonderful second floor master bedroom space with en-suite. Outside to the rear is an enclosed level garden with gated rear access leading to a single garage located in a block.

Dairy Close
Exminster £350,000

West of 

Dairy Close, Exminster £350,000

Attractive semi detached village cottage | Three/four bedrooms |
 Attractive living room with wood burning stove | Spacious
 kitchen/dining room | two first floor double bedrooms | study/fourth
 bedroom | second floor master bedroom with en-suite | Enclosed
 level rear garden | Garage located to the rear | Must be seen!

APPROACH

Composite front door to entrance hallway.

ENTRANCE HALLWAY

Small entrance hallway with stairs to first floor. Coat hanging space. Radiator. Door to living room.

LIVING ROOM

12' 1" x 12' 0" (3.68m x 3.66m) (plus bay window) Light and spacious living room with Upvc double glazed bay window to front aspect. Quality wood effect flooring. Radiator. Feature fireplace with slate hearth and fitted log burning stove. TV and telephone points. Built-in alcove cupboards and shelving. Door to kitchen/dining room.

KITCHEN/DINING ROOM

15' 7" x 10' 3" (4.75m x 3.12m) Further spacious room with Upvc double glazed window to rear aspect and outlook over the garden. Bespoke fitted kitchen with range of base, wall and drawer units in white finish. Roll-edge worktop with matching upstand, tiled surround and inset stainless steel sink. Free standing slot in range style electric oven with 5 ring hob and extractor hood over. Space for freestanding fridge/freezer. Space and plumbing for washing machine, dryer and slimline dishwasher. Radiator. Tiled floor. Upvc part glazed door to garden. Door to deep under stair storage cupboard.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to first floor landing. Doors to bedrooms and bathroom. Stairs to second floor.

BEDROOM 2

13' 0" x 9' 9" (3.96m x 2.97m) (max) Bright double bedroom with two Upvc double glazed windows to front aspect. Radiator. Feature ornate fireplace with fitted Victorian style cast iron grate and tiled hearth. Stripped wood floor. Doors to built-in wardrobe with further storage cupboards above.

BEDROOM 3

10' 2" x 9' 9" (3.1m x 2.97m) Further spacious double bedroom with Upvc double glazed window to rear aspect and outlook over the gardens. Radiator. Telephone point.

BEDROOM 4/STUDY

6' 1" x 5' 7" (1.85m x 1.7m) Useful room which could be a small single bedroom or office space with Upvc double glazed window to front aspect. Radiator. Attractive feature brick faced feature wall.

BATHROOM

7' 2" x 5' 6" (2.18m x 1.68m) Upvc double glazed window to rear aspect. Modern white suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under and bath with tiled surround, mixer shower with fixed shower head and further handset. Chrome ladder style radiator. Extractor fan. Recess spotlights. Fully tiled walls and floor.

SECOND FLOOR

BEDROOM 1

13' 8" x 9' 3" (4.17m x 2.82m)(plus deep built-in wardrobes) Recently created wonderful master bedroom with large Upvc double glazed Dormer window to rear offering wonderful outlook over the garden, village and beyond towards Woodbury Common. Radiator. Range of built-in wardrobes/storage cupboards including hanging rails, shelving and drawers. Door to en-suite.

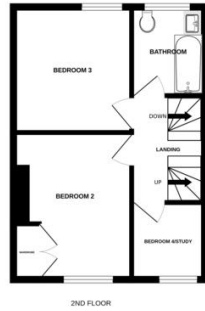
EN-SUITE

7' 1" x 5' 6" (2.16m x 1.68m) Modern en-suite shower room with large Upvc double glazed window to rear aspect with obscure glass. Modern white suite comprising; low level w.c. and modern hand wash basin set in vanity unit with cupboards under. Large walk-in tiled shower enclosure with fixed shower head and further handset. Ladder style radiator. Tiled floor. Recess spotlights.

OUTSIDE

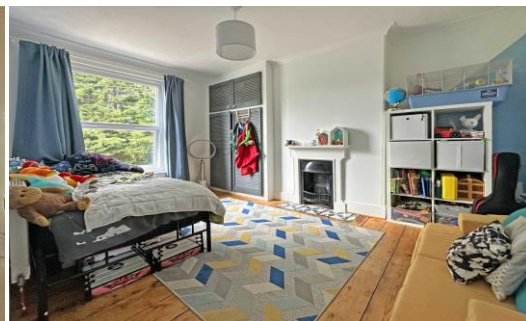
REAR GARDEN

The property benefits from a well-presented, enclosed rear garden, offering a private and sunny outdoor space ideal for relaxing and entertaining. Predominantly laid to lawn, the garden provides ample space for children to play or for keen gardeners to personalise. A paved patio area with attractive brick edging creates the perfect spot for outdoor seating and al fresco dining, while the surrounding fencing offers a good degree of privacy. Side access and low-maintenance pathways further enhance the practicality of this pleasant outdoor retreat. A gated rear access leads to a single garage.



Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropro ©2020.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken in the preparation of these sales particulars, they are for general guidance only. All measurements, descriptions and other details are approximate and should not be relied upon as statements of fact. Prospective purchasers must satisfy themselves, as to the accuracy of the information by inspection, measurement or otherwise. If inadvertently omitted or inaccurate details come to light after distribution, East and West of Exe reserves the right to withdraw, amend and reissue this brochure without notice or liability for any financial loss prior to exchange of contracts. East and West of Exe has no authority to make legal representations or warranties in relation to the property, including but not limited to boundaries, environmental matters, planning, building regulations and title matters, and cannot enter into any contract on behalf of the Vendor. All offers are subject to contract and the Vendor reserves the right to refuse any offer without giving reason. We do not accept responsibility for any expenses incurred by prospective purchasers at any stage of the transaction, in relation to properties that have been sold, let, or withdrawn. These particulars are prepared in accordance with the Consumer Protection from Unfair Trading Regulations (2008) and the Business Protection from Misleading Marketing Regulations (2008). Any material information known to the agent has been disclosed; however, buyers must make their own enquiries to confirm any details that are material to their purchasing decision.