



Attractive two bedroom end terrace house situated in a highly sought after residential area of Exminster, within easy reach of all village amenities, city of Exeter and the coast. This beautifully presented property has been newly decorated throughout and features; light and spacious living room, attractive kitchen/dining room with modern fitted kitchen, two good sized bedrooms and modern shower room. The property benefits from a generous sized south/westerly facing rear garden and driveway parking for two vehicles (which would also lend itself to further extension of the property - subject to consents). Property is Chain Free.

**Penny Close**  
Exminster      £280,000

**West of** 

# Penny Close Exminster £280,000

Attractive village home | Two bedrooms | Light and spacious living room | Attractive kitchen/dining room | Modern fitted kitchen | Modern shower room | Generous sized south/westerly rear garden | Driveway parking for two vehicles | Scope for further development - subject to consents | Chain Free

## PROPERTY DETAILS:

### APPROACH

Covered entrance canopy. Upvc part glazed front door to entrance lobby. Outside light.

### ENTRANCE LOBBY

Small open entrance lobby with folding door to coat/storage cupboard. Feature arch opening. Leading into .....

### LIVING ROOM

14' 3" x 12' 9" (4.34m x 3.89m) (max) Light and spacious living room with Upvc double glazed window to front aspect. Coved ceiling. Two wall mounted Rointe electric remote controlled radiators. Feature fireplace with polished granite and hearth, and fitted electric living flame electric fire. TV and telephone points. Large understair recess. Quality wood effect vinyl flooring. Stairs to first floor. Door to kitchen/dining room.

### KITCHEN/DINING ROOM

8' 9" x 12' 9" (2.67m x 3.89m) Attractive kitchen/dining room with Upvc double glazed window to rear aspect and Upvc double glazed part glazed door to garden. Coved ceiling. Modern fitted kitchen with range of base, wall and drawer units in high gloss white finish. Wood effect worktop with tiled surround and inset stainless steel sink. Integral Zanussi electric oven, ceramic hob with modern stainless steel and glass cooker hood over. Space and plumbing for washing machine. Space and plumbing for dishwasher or dryer. Space for freestanding fridge/freezer. Wall mounted Rointe electric remote controlled modern radiator. Matching quality wood effect vinyl flooring.

## FIRST FLOOR

### STAIRS/LANDING

Stairs from living room to first floor landing. Hatch to loft space. Door to airing cupboard complete with hot water tank and shelf. Doors to bedrooms and shower room.

### BEDROOM 1

12' 9" x 10' 1" (3.89m x 3.07m) (max) Light and spacious master bedroom with Upvc double glazed window to front aspect. Coved ceiling. Double folding doors to large built-in wardrobe complete with hanging rail and shelf. Wall mounted modern Rointe electric remote controlled radiator. TV point.

### BEDROOM 2

11' 2" x 6' 3" (3.4m x 1.91m) Further good sized bedroom with Upvc double glazed window to rear aspect with outlook over the gardens. Coved ceiling. Wall mounted modern Rointe electric remote controlled radiator.

### SHOWER ROOM

6' 4" x 6' 2" (1.93m x 1.88m) Upvc double glazed window to rear aspect with obscure glass. Modern white suite comprising; low level w.c. and hand wash basin set in vanity unit with cupboard under. Large walk-in tiled shower enclosure with Mira Sport electric shower and glass screen. Part tiled walls. Wood effect laminate flooring. Extractor fan. Chrome ladder style electric radiator.

## OUTSIDE

### FRONT

Open front garden area laid to lawn with attractive shaped conifer and small flower bed adjoining the property. Paved pathway to front door and gated side access. Tarmac driveway offering parking for up to two vehicles.

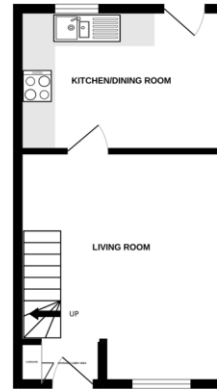
### REAR GARDEN

Generous sized south/westerly facing rear garden with large paved patio area adjoining the rear of the property with attractive raised stone wall and steps leading up to a further garden laid to lawn. Further paved area to side with fitted garden shed.

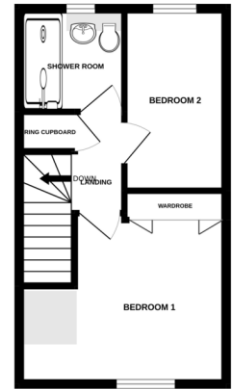
## AGENTS NOTES:

The property is freehold.  
Council Tax Band: C - Teignbridge District Council  
The property is being sold Chain Free.

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustration purposes only. Made with Merge CAD22



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd, Reg. no. 07121967