



West of 

Hill Crest

Exminster

£285,000

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Situated in the heart of the village of Exminster and offering easy access to all the local amenities is this lovely deceptively spacious three bedroom mid terrace property with large southerly facing garden. The property offers spacious living accommodation including good sized kitchen, living room and separate dining room, and downstairs bathroom. The first floor features three generous sized bedrooms with en-suite master bedroom. A real feature of the property is the extensive garden to the rear which enjoys a sunny southerly aspect and also benefits from a parking space for one vehicle.

Attractive mid terrace village home | Three generous sized bedrooms | Light and spacious living room | Separate dining room | Fitted kitchen | Downstair w.c. and bathroom | Master bedroom with en-suite | Extensive rear garden | Off road parking for one vehicle | Close to all village amenities

APPROACH

Upvc part glazed front door to enclosed entrance porch.

ENCLOSED ENTRANCE PORCH

8' 4" x 5' 8" (2.54m x 1.73m) Useful entrance porch offering space for coat and shoe storage. Tiled floor. Windows to front and side. Glass panel door to kitchen.

KITCHEN

13' 7" x 8' 5" (4.14m x 2.57m) Large kitchen with windows to front and side aspect. Fitted kitchen with range of base and drawer units in grey finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Fitted slot-in range style cooker with 6 ring gas hob and large cooker hood over. Space and plumbing for washing machine and dishwasher. Space for freestanding large fridge/freezer. Tiled floor. Recess spotlights. Wall mounted gas combi boiler. Doorway to dining room.

DINING ROOM

9' 1" x 7' 9" (2.77m x 2.36m) Spacious dining room with matching tiled floor. Wall lighting. Built-in corner display cupboard and shelving. Doorway to living room.

LIVING ROOM

17' 6" x 13' 4" (5.33m x 4.06m) (max) Light and spacious living room with solid wood floor. Stairs to first floor. Feature fireplace with decorative opening. Alcoves with fitted shelving. Wall lighting. Radiator. Understair recess. Doorway to inner hallway.



INNER HALLWAY

Small inner hallway with tiled floor and doors leading to w.c. and separate bathroom.

W.C.

5' 5" x 2' 6" (1.65m x 0.76m) Matching tiled floor. White low level w.c. and hand wash basin with tiled splashback. Window to rear aspect.

BATHROOM

8' 1" x 5' 4" (2.46m x 1.63m) Window to front aspect. White suite comprising; bath with tiled surround and electric shower, and hand wash basin set in vanity unit with cupboard under. Recess spotlights. Extractor fan. Matching tiled floor. Folding door to useful storage cupboard complete with shelving.

FIRST FLOOR

STAIRS/LANDING

Stairs from the living room lead to the first floor landing with hatch with pull-down ladder to fully boarded loft space with light. Doors to bedrooms.

BEDROOM 1

14' 4" x 10' 2" (4.37m x 3.1m) (max) Lovely light and spacious master bedroom with large Upvc double glazed window to rear aspect offering wonderful far reaching views over countryside and down to the River Exe and beyond. Radiator. Alcove shelving. Door to en-suite.

EN-SUITE

5' 6" x 4' 9" (1.68m x 1.45m) (max) Modern white suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under and glass sliding doors to shower enclosure with fixed large shower head and Envi digital control panel. Recess spotlights. Extractor fan. Ladder style radiator.

BEDROOM 2

11' 3" x 9' 7" (3.43m x 2.92m) (max) Further double bedroom with Upvc double glazed window to front aspect. Radiator. Wood effect vinyl flooring.

BEDROOM 3

8' 1" x 7' 7" (2.46m x 2.31m) Good sized third bedroom with Upvc double glazed window to front aspect. Radiator.

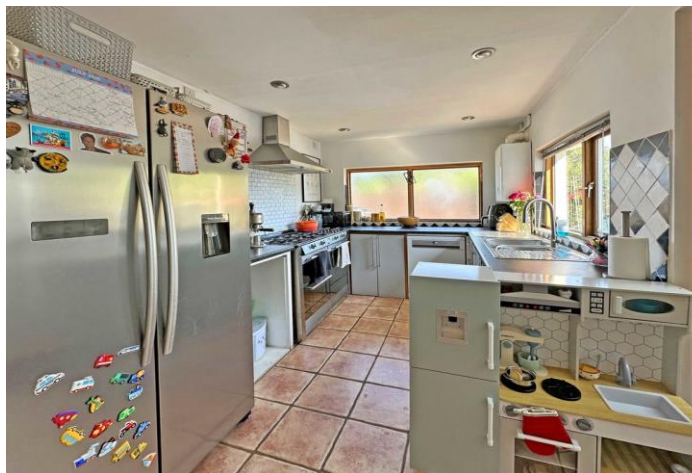
OUTSIDE

FRONT

Small open garden area laid to lawn and tarmac driveway offering parking for one vehicle.

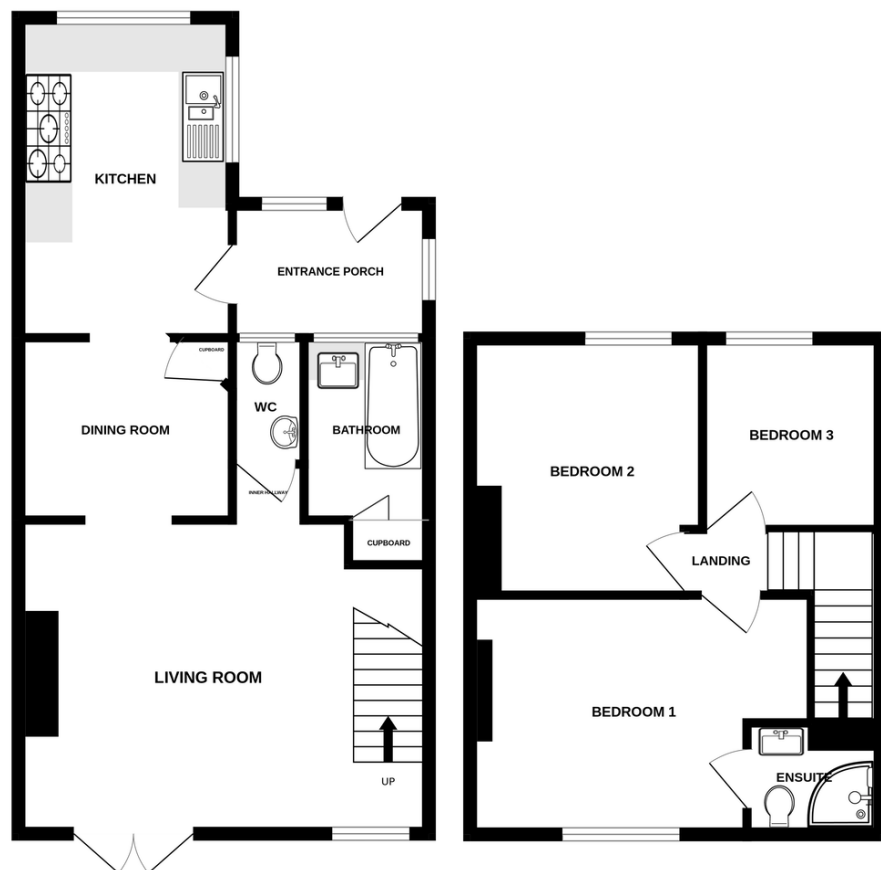
REAR GARDEN

A real feature of the property is the extensive rear garden that stretches away from the property on three levels and has an excellent southerly aspect and lovely countryside views.



GROUND FLOOR

1ST FLOOR



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	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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