



A beautifully presented two bedroom link detached bungalow, situated in a highly sought after residential area of Exminster within easy reach of all village amenities. This light and spacious property features; large double aspect living room, modern fitted kitchen/breakfast room, two good sized bedrooms, modern shower room and conservatory. The property is situated on a good sized plot with front garden area and driveway offering parking for up to three vehicles leading to a single attached garage. To the rear of the property is a lovely southerly facing level garden with patio and lawned garden edged with mature borders. The property will be Chain Free.

Crockwells Close  
Exminster      £350,000

West of 

# Crockwells Close Exminster £350,000

Beautifully presented bungalow | Two good sized bedrooms | Light and spacious double aspect living room | Modern kitchen/breakfast room | Good size conservatory | Modern bathroom | Driveway parking for up to three vehicles | Single attached garage | Lovely southerly facing rear garden | Chain Free

## PROPERTY DETAILS:

### APPROACH

Upvc double glazed glass panelled front door to entrance hallway.

### ENTRANCE HALLWAY

Coved ceiling. Radiator. Telephone point. Full height Upvc double glazed window to side aspect with obscure glass. Sliding door to living room and folding door to bedroom 2.

### LIVING ROOM

15' 1" x 14' 5" (4.6m x 4.39m) (max) Bright and spacious double aspect living room with large Upvc double glazed window to front and Upvc double glazed window to side aspect with obscure glass. Coved ceiling. Radiator. Feature fireplace with wood mantle, marble effect inset and hearth, and fitted living flame effect electric fire. TV and telephone points. Folding door to inner hallway.

### INNER HALLWAY

Coved ceiling. Hatch with pull down ladder to loft space. Door to storage cupboard. Folding doors to bedroom 1 and kitchen/breakfast room, and door to shower room.

### KITCHEN/BREAKFAST ROOM

10' 1" x 10' 1" (3.07m x 3.07m) Attractive and light kitchen with Upvc double glazed door to conservatory and full height double glazed window to rear. Modern fitted kitchen with range of base, wall and drawer units in high gloss cream finish. Wood effect worktop with tiled surround and inset ceramic sink. Integral electric oven and two ring ceramic hob. Integral slimline dishwasher and fridge/freezer. Radiator. Coved ceiling.

### CONSERVATORY

11' 1" x 8' 9" (3.38m x 2.67m) Upvc constructed conservatory on brick plinth with windows to side and rear aspects, and Upvc double glazed French doors to garden. Door to garage.

### BEDROOM 1

12' 6" x 9' 9" (3.81m x 2.97m) Light and spacious double bedroom with large Upvc double glazed window to rear aspect. Coved ceiling. Radiator. Range of built-in quality bedroom furniture comprising; triple sliding door wardrobe, further wardrobe and shelving/storage unit. Door to cupboard housing Worcester gas boiler.

### BEDROOM 2

8' 1" x 6' 9" (2.46m x 2.06m) (max) Good sized bedroom with Upvc double glazed window to front aspect. Radiator. Door to storage cupboard complete with shelving.

### SHOWER ROOM

6' 8" x 5' 7" (2.03m x 1.7m) Upvc double glazed window to side aspect with obscure glass. White suite comprising; low level w.c., pedestal hand wash basin and glass sliding door to large tiled shower enclosure with electric shower over. Radiator. Part tiled walls.

### OUTSIDE

#### FRONT

Large open level front garden laid to gravel and edged with border stocked with a variety of shrubs. Tarmac and gravel driveway offering parking for up to three vehicles leading to attached single garage.

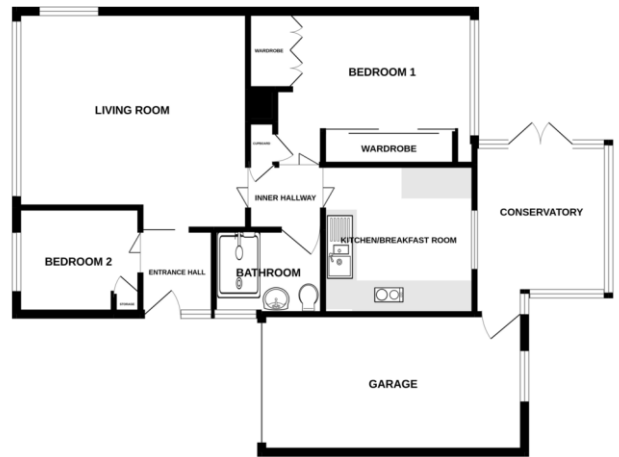
#### GARAGE

17' 2" x 8' 0" (5.23m x 2.44m) Up and over door to single garage complete with light and power. Space and plumbing for washing machine. Upvc double glazed window to rear aspect. Door to conservatory.

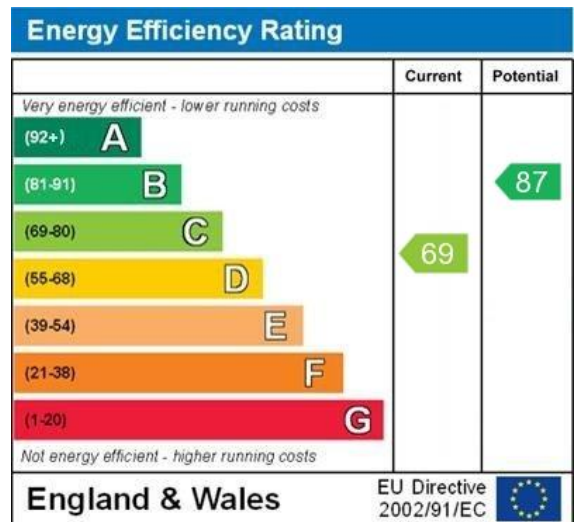
#### REAR GARDEN

Lovely level southerly facing rear garden with large paved patio extending around to a wide side area with gate to front. Level lawn with deep flower border, garden shed and raised flower bed. Outside tap.

## GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Based on average 10000



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