



West of 

Westfield

Exminster

£380,000

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Attractive detached bungalow offering good potential for further development and situated on a good sized plot with large garden and wonderful views. This lovely property located in a highly sought after cul-de-sac of bungalows features; large double aspect lounge/dining room, spacious kitchen, two double bedrooms and bathroom. Other benefits include a partly converted occasional loft room which could be developed further to create more bedrooms - subject to planning consents, plus driveway parking for two/three vehicles and a single garage. The property will be Chain Free.

Attractive detached bungalow | Two double bedrooms | Large double aspect lounge/dining room | Spacious kitchen | Good sized bathroom | Pull-down ladder to partly converted occasional loft room | Further eaves space offering further development | Large garden and further side garden | Single garage and driveway parking for up to three vehicles | Chain Free

PROPERTY DETAILS:

APPROACH

Glazed Upvc front door to entrance hallway.

ENTRANCE HALLWAY

Spacious hallway with doors leading to adjoining rooms. Coved ceiling. Radiator. Door to airing cupboard complete with shelving and radiator. Large hatch with pull-down wooden ladder to partly converted occasional loft room.

LIVING ROOM

24' 9" x 13' 2" (7.54m x 4.01m) (max) Light and spacious double aspect room with large Upvc double glazed window to front aspect and Upvc sliding patio door to rear with wonderful outlook over the garden and village beyond towards Exeter. Coved ceiling. Two radiators. Fireplace with mantle and tiled hearth (currently boarded off and housing redundant back boiler). Wall lighting. TV and telephone points.

KITCHEN

16' 6" x 10' 3" (5.03m x 3.12m) (max) Further light and spacious double aspect room with Upvc double glazed window to rear and side aspects, plus part glazed Upvc door to garden. Fitted kitchen with excellent range of base, wall, drawer and larder storage cupboards in wood effect finish.



Worktop with tiled surround and inset stainless steel sink. Space for slot-in electric cooker with extractor hood over. Space and plumbing for washing machine. Space for further under worktop appliance. Radiator.

BEDROOM 1

14' 5" x 11' 2" (4.39m x 3.4m) Large double bedroom with Upvc double glazed window to front aspect. Radiator. Telephone point.

BEDROOM 2

11' 1" x 11' 0" (3.38m x 3.35m) (to back of wardrobes) Further spacious double bedroom with Upvc double glazed window to side aspect. Radiator. Range of built-in wardrobes with sliding doors.

BATHROOM

8' 4" x 6' 4" (2.54m x 1.93m) Spacious bathroom with two Upvc double glazed windows to rear aspect with obscure glass. White suite comprising; low level w.c., pedestal hand wash basin, bath with tiled surround and corner shower enclosure with glass sliding doors and mixer shower. Part tiled walls. Radiator.

OCCASIONAL LOFT ROOM

12' 8" x 10' 6" (3.86m x 3.2m) Wooden loft ladder leads to this occasional loft room with Velux window and doors leading to further eave and loft space (offering potential for further development - subject to consents).

OUTSIDE

FRONT

Front garden area laid to lawn and edged with steps and path leading to front door and side access. Driveway offering parking for two vehicles leading to the garage, plus further paved hardstanding area.

GARAGE

20' 0" x 8' 0" (6.1m x 2.44m) Up and over door to good sized garage with light and power. Window to rear aspect and pedestrian door to rear garden. Wall mounted recently updated gas combi boiler.

REAR & SIDE GARDEN

The property has a large garden to the rear laid mainly to lawn with a variety of beds and borders stocked with mature plants and shrubs. Raised timber decked terrace adjoins the rear of the property with steps down to the main garden. Path leads around to the rear of the garage and a further pathway leads around to a further side garden with path and gate to the front and a deep border.

AGENTS NOTES:

The property is freehold.

Council Tax Band: D - Teignbridge District Council

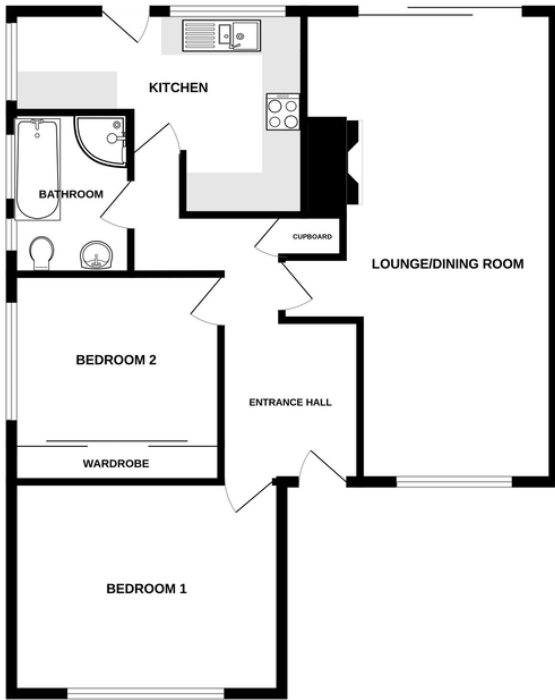
New boiler installed Nov 22

The property was originally a three bedroom but wall was taken out to create a larger lounge/dining room.

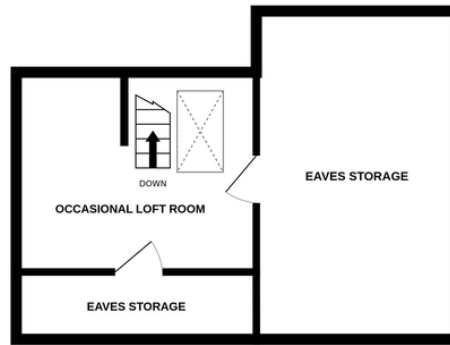
Lots of scope for further development subject to consents



GROUND FLOOR



1ST FLOOR



EPC TO FOLLOW

Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2023

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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



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