



Lovely two bedroom village cottage, situated in a central location and close to all amenities. This deceptively spacious property is in need of updating hence the price but offers good sized accommodation featuring; spacious living room and kitchen/breakfast room plus a useful utility room, two good sized bedrooms, large bathroom and a lovely enclosed garden. Chain Free.

Main Road

Exminster

£250,000

West of 

Main Road Exminster £250,000

Lovely village cottage | Two good sized bedrooms | Spacious living room | Kitchen/breakfast room | Useful utility room | Large bathroom | Enclosed rear garden | Needs updating | Central to village | Chain Free

PROPERTY DETAILS:

APPROACH

Covered entrance canopy. Upvc glass panel door to living room.

LIVING ROOM

15' 7" x 14' 6" (4.75m x 4.42m) (max) Spacious living room with Upvc double glazed window to front aspect. Feature fireplace with brick facia and tiled hearth. Understair storage cupboard. Alcove shelving with concealed lighting. TV and telephone points. Door to inner hallway.

INNER HALLWAY

Small inner hallway with stairs to first floor and doorway to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

13' 5" x 8' 4" (4.09m x 2.54m) (max) Further spacious room with two Upvc double glazed windows to rear aspect with outlook over the garden. Fitted kitchen with range of base, wall and larder unit in light wood effect finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Feature brick facia featured alcove with space for slot-in electric cooker. Two under worktop appliance spaces. Doorway to utility room.

UTILITY ROOM

8' 1" x 5' 1" (2.46m x 1.55m) Useful room with Upvc part glazed door to garden and Upvc double glazed window to side aspect. Fitted worktop with inset stainless steel sink, with space and plumbing under for washer and dryer. Wall mounted cupboard. Coat hanging space.

FIRST FLOOR

STAIRS/LANDING

Stairs from inner hallway to first floor landing. Hatch to loft space. Wall mounted electric heater. Doors to bedrooms and bathroom.

BEDROOM 1

15' 7" x 11' 7" (4.75m x 3.53m) (max) Large double bedroom with Upvc window to front aspect. Range of built-in bedroom furniture comprising: wardrobes, vanity unit with drawers under. Further built-in corner wardrobe complete with hanging rail and shelving. Coved ceiling. (Hidden fireplace opening under vanity unit)

BEDROOM 2

14' 8" x 7' 9" (4.47m x 2.36m) (max) Good sized second bedroom with Upvc double glazed window to rear aspect with outlook over the gardens. Internal window to the landing with obscure glass.

BATHROOM

8' 7" x 8' 4" (2.62m x 2.54m) (max) Large bathroom with Upvc double glazed window to rear aspect with obscure glass. White suite comprising: low level w.c., pedestal hand wash basin and bath with tiled surround and electric shower over. Extractor fan. Part tiled and part wood panelled walls. Light and shaver point. Wall mounted electric heater. Doors to built-in airing cupboard housing the hot water tank and shelving.

OUTSIDE

FRONT

Wrought iron gate to enclosed front garden enclosed by attractive railings, with flower border and path to front door.

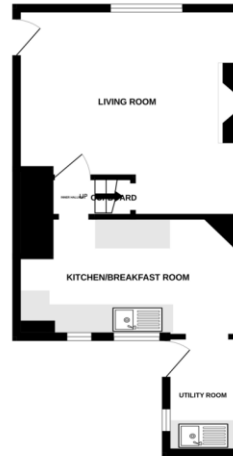
REAR GARDEN

Enclosed level rear garden with block paved patio adjoining the rear of the property with path to small lawned garden. Fitted garden shed and raised hard standing.

AGENTS NOTES:

The property is Freehold.
Council Tax Band: B - Teignbridge District Council

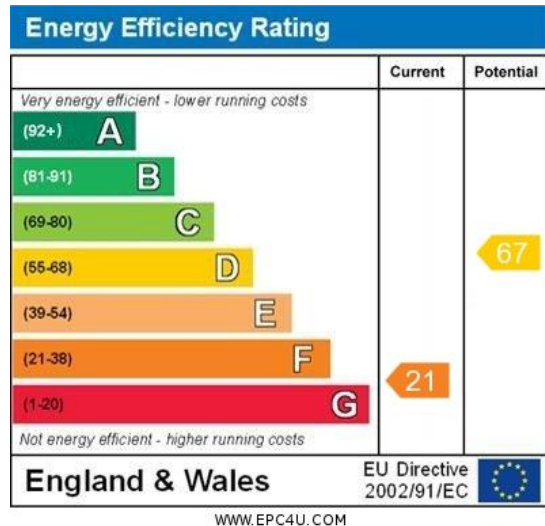
GROUND FLOOR



1ST FLOOR



Measurements are approximate. See in situ. Illustrations prepared only. Made with Metacad 2002



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