



West of 

The Buntings

Exminster Offers in excess of £300,000

The Buntings

Exminster O.I.E.O. £300,000

Deceptively spacious three double bedroom three storey town house situated in a quiet end of cul-de-sac location on the edge of this highly sought after village, on the outskirts of Exeter. This attractive family home benefits from a large kitchen/breakfast room, garden room/dining room, downstairs cloakroom, spacious lounge, en-suite master bedroom, tastefully landscaped south/westerly facing garden, garage and parking for up to four vehicles. Available Chain Free.

Deceptively spacious town house | Spread over three floors | Three double bedrooms | Attractive kitchen/breakfast room | Useful garden room/dining room | Downstair cloakroom | Spacious lounge | Modern bathroom and en-suite | Integral single garage and ample parking | Chain Free

PROPERTY DETAILS:

APPROACH

Covered entrance canopy. Composite front door to entrance hallway. Outside light.

ENTRANCE HALLWAY

Attractive entrance hallway with solid wood flooring. Covered ceiling. Central heating radiator. Stairs to first floor. Door to understair cupboard. Doors to kitchen/breakfast room and cloakroom.

CLOAKROOM

White suite comprising low level w.c. and pedestal hand wash basin with tiled splashback. Central heating radiator. Extractor fan. Recess spotlighting.

KITCHEN/BREAKFAST ROOM

14' 11" x 9' 5" (4.55m x 2.87m) Spacious kitchen/breakfast room with matching solid wood flooring. Modern kitchen with excellent range of base, wall, drawer and display units in wood effect finish. Worktop with tiled surround and inset stainless steel sink. Slot-in Cannon electric rangemaster style cooker with 8 gas ring hob and modern stainless steel cooker hood over. Integral fridge, freezer, washing machine and dishwasher. TV and telephone points. Central heating radiator. Recess spotlighting. Window style opening overlooking the Garden Room/Dining Room. Doorway opening to Garden Room/Dining Room.

GARDEN ROOM/DINING ROOM

11' 4" x 10' 2" (3.45m x 3.1m) Bright and spacious room with Upvc double glazed window and Upvc double glazed French doors to side aspect. Further Upvc double glazed high level windows to rear and side aspect. Central heating radiator. Solid wood flooring. LED spotlighting. Glass pitched roof with two opening windows.



FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to first floor landing with Upvc double glazed window to front aspect. Coved ceiling. Stairs to second floor. Doors to lounge and bedroom 3.

LOUNGE

15' 9" (4.8m) (narrowing to 12'10" (3.91m) x 15' 0" (4.57) (narrowing to 8'11" (2.72m) Superbly spacious lounge with two Upvc double glazed windows to rear aspect with outlook over the gardens. Coved ceiling. Two central heating radiators. Feature fireplace with wood mantle and marble effect inset and hearth, and fitted electric living flame effect fire. TV and telephone points. Fitted alcove shelving.

BEDROOM 3

9' 11" x 8' 11" (3.02m x 2.72m) Good sized double bedroom with Upvc double glazed window to front aspect. Central heating radiator. Telephone point.

SECOND FLOOR

STAIRS/LANDING

Stairs from first floor landing to second floor landing. Hatch to loft space. Doors to bedrooms and bathroom.

BEDROOM 1

13' 1" x 10' 11" (3.99m x 3.33m) (max, plus door recess) Light and spacious master bedroom with two Upvc double glazed windows to rear aspect with outlook over the gardens and adjoining field beyond. Central heating radiator. Doors to built-in triple wardrobe complete with hanging rail and shelving. TV and telephone points. Door to en-suite.

EN-SUITE

6' 2" x 5' 5" (1.88m x 1.65m) Upvc double glazed window to side aspect. White suite comprising; low level w.c., pedestal hand wash basin and tiled shower enclosure with glass sliding doors and mixer shower. Central heating radiator. Part tiled walls. Shaver point. Recess spotlighting.

BEDROOM 2

12' 8" x 9' 2" (3.86m x 2.79m) (max) Further spacious double bedroom with two Upvc double glazed windows to front aspect offering wonderful view over the village towards the River Exe and Woodbury Common beyond. Central heating radiator. Door to cupboard housing large hot water tank. Door to built-in wardrobe complete with hanging rail and shelf.

BATHROOM

6' 8" x 5' 9" (2.03m x 1.75m) Attractive bathroom with modern white suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround and mixer tap/shower head attachment. Central heating radiator. Part tiled walls. Shaver point. Recess spotlighting.

OUTSIDE

FRONT

Block paved driveway offering parking for up to four vehicles leading to integral single garage. Pathway leading to shared side access and gated access to rear garden.

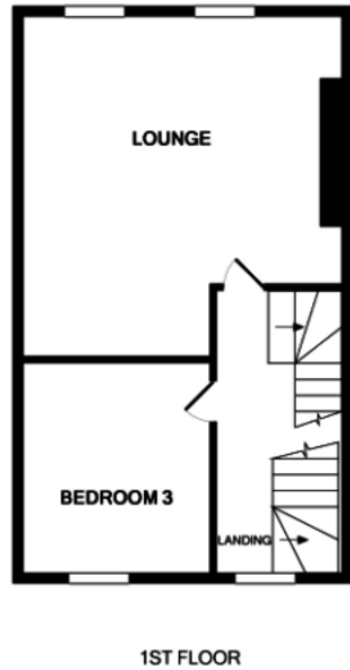
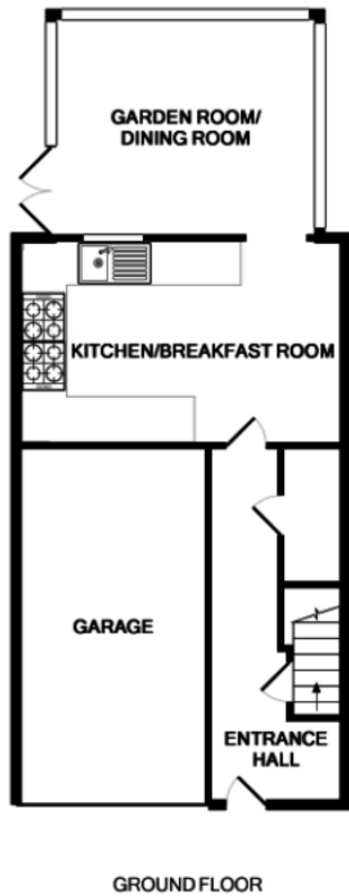
GARAGE

15' 9" x 8' 1" (4.8m x 2.46m) Up and over door to integral single garage. Light and power.

REAR GARDEN

Attractively landscaped south/westerly garden with steps leading up to a timber decked sun terrace with wooden balustrade and further step up to lawn garden area offering views towards the River Exe and Woodbury Common beyond. Timber garden shed.





Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
68	71	68	71

England & Wales EU Directive 2002/91/EC

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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