



Pretty village two double bedroom end of terrace cottage beautifully maintained by the current owners and offering deceptively spacious living accommodation. This superb property features; light and spacious living room, further second lounge/family room/dining room opening through to an attractive kitchen/breakfast room. On the first floor are two good sized bedrooms and family bathroom. To the rear of the property is a lovely enclosed rear garden with a fitted log cabin and the benefit of an off road shared driveway and garage. Chain Free.

Riviera Terrace
Exminster £325,000

West of 

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Pretty and well cared for village cottage | Two double bedrooms |
 Attractive living room | Spacious family room/dining room | Light and
 spacious kitchen/breakfast room | Family bathroom | Off road shared
 driveway parking | Generous sized rear garden with fitted log cabin |
 Single garage | Chain Free

PROPERTY DETAILS:

APPROACH

Stable style door to entrance lobby. Quality engineered oak flooring. Part glazed door to entrance hallway.

ENTRANCE HALLWAY

L-shaped entrance hallway with matching quality engineered oak flooring. Stairs to first floor. Radiator. Telephone point. Doors to family room and living room.

LIVING ROOM

12' 1" x 10' 3" (3.68m x 3.12m) (plus bay window) Light and spacious living room with feature bay window with lovely Upvc double glazed sash windows to front aspect. Feature fireplace with slate hearth and fitted log burning stove. Radiator. Alcove shelving. TV and telephone points.

OPEN PLAN FAMILY/DINING ROOM & KITCHEN/BREAKFAST ROOM

FAMILY ROOM/DINING ROOM

14' 10" x 10' 0" (4.52m x 3.05m) Spacious room which can be used as a second lounge/dining room opening into the kitchen/breakfast room. Matching quality engineered oak flooring. Feature fireplace with slate tiled hearth and fitted log burning stove. Radiator. TV and telephone points. Range of fitted alcove storage cupboards and worktop. Door to under stair storage cupboard.

KITCHEN/BREAKFAST ROOM

14' 10" x 9' 6" (4.52m x 2.9m) (max) Bright attractive kitchen/breakfast room with Upvc double glazed window to rear aspect, window to side aspect and large Velux ceiling window. Fitted kitchen with excellent range of base, wall and drawer units in solid Oak. Worktop with tiled surround and inset composite sink. Integral electric double oven and ceramic hob with modern extractor over. Space and plumbing for washing machine and dishwasher. Space for freestanding fridge/freezer. Recess spotlights. Stable style door to rear garden.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to first floor landing. Hatch with pull down ladder to part boarded loft space. Alcove with fitted shelving. Doors to bedrooms and bathroom.

BEDROOM 1

14' 10" x 10' 5" (4.52m x 3.18m) (max) Light and spacious master bedroom with large Upvc double glazed sash windows to front aspect. Radiator. Doors to airing cupboard complete with Potterton gas boiler and shelving.

BEDROOM 2

14' 10" x 8' 6" (4.52m x 2.59m) (max) Further light and spacious double bedroom with large Upvc double glazed sash windows to front aspect. Radiator. TV and telephone points.

BATHROOM

7' 2" x 6' 1" (2.18m x 1.85m) Window to side aspect with obscure glass. White suite comprising: low level w.c., pedestal hand wash basin and bath with tiled surround, glass screen and electric shower over. Ladder style radiator. Large wall mirror. Fully tiled walls. Tiled floor.

OUTSIDE

FRONT

Cottage style open front garden area with large flower bed planted with a variety of plants and shrubs. Path to front door.

DRIVEWAY PARKING

Shared driveway offering parking for up to two vehicles, with a right of way on foot access for residents of Riviera Terrace to the shared rear pathway. Steps lead down to a rear pedestrian door to garage.

REAR GARDEN

A pathway leads across the rear of the property offering a right of way access for the other residents of Riviera Terrace. Gate leading to enclosed rear garden featuring a level lawn area and gravel pathway leading down to some raised beds, and onto a paved patio area and fitted log cabin.

LOG CABIN

12' 3" x 8' 8" (3.73m x 2.64m) Useful wooden structure with fully insulated floor and roof. Light and power.

GARAGE

18' 1" x 9' 8" (5.51m x 2.95m) The property benefits from a generous sized garage which has front access via double doors located on the Jupes Close side. Light and power. Eaves storage. Part glazed pedestrian door to rear leading to the shared driveway.



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