



East of 
ESTATE AGENTS

5 Berry Cottages
£290,000 Exminster

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Number 5 Berry Cottages is charming mid-terrace property that dates back to the mid 18th Century. Located on the edge of the popular village of Exminster this well presented character property has three bedrooms, a welcoming lounge/diner, cottage style kitchen, charming family bathroom and a delightful rear garden.

Charming Mid-Terrace Cottage | 3 Bedrooms

| Open Plan Lounge/Diner | Kitchen

| Family Bathroom | Lovely Rear Garden

| Period Features & Charm

APPROACH

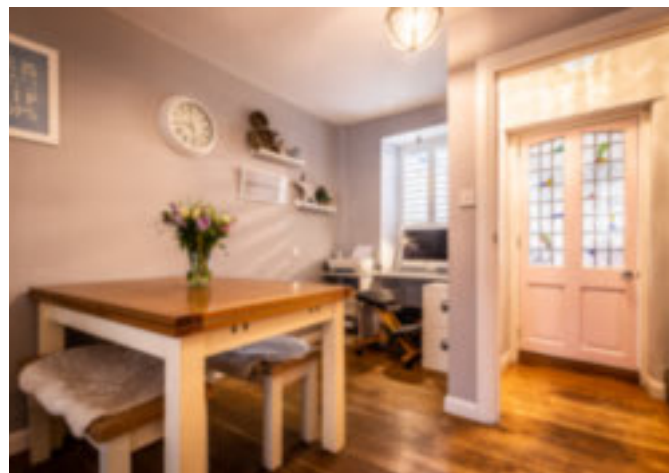
Berry Cottages are located on the edge of the popular village of Exminster within easy walking distance to the local amenities, several very well renowned inns and down to the beautiful Exminster marshes with its lovely walks. The property is set back off the road with shared parking to the front and two steps lead up to the front door and the small storm porch overhead.

LOUNGE/DINER

Opening straight into the lounge you can immediately see the charm and appeal of this property. Centre place is a deep set fire breast with shelving built into the side relief's. The room has been designed for open plan living with the lounge area leading through to the dining room creating a large welcoming room and to the rear space has been capitalised on to form an office area. Large wooden floor boards run seamlessly through the rooms adding even more depth and character to the house.

KITCHEN

To the rear an 'L' shaped kitchen has been fitted with ample cottage style wall and base units topped with white worktops with a black composite inset sink. To



the side is a full length atrium style conservatory roof which lets the light flood in, underneath the kitchen extends providing further storage and space for white goods.

FIRST FLOOR LANDING

The intricate staircase winds up onto the first floor landing and on to the bedrooms beside a lovely wooded banister and handrail.

BEDROOM ONE

Bedroom one is to the front of the house and is an ample double room. It still retains the old Victorian fire place with wooden mantle shelf and to the sides two full length wardrobes have been sympathetically added.

BEDROOM THREE

As the smaller of the bedrooms this room is a generous single and has views out over the rear garden.

FAMILY BATHROOM

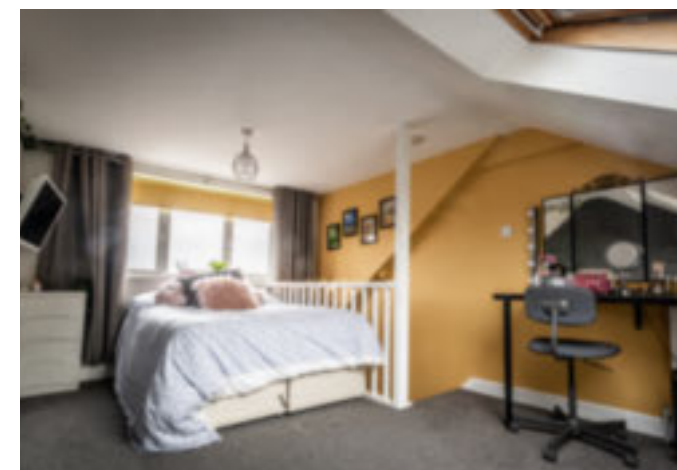
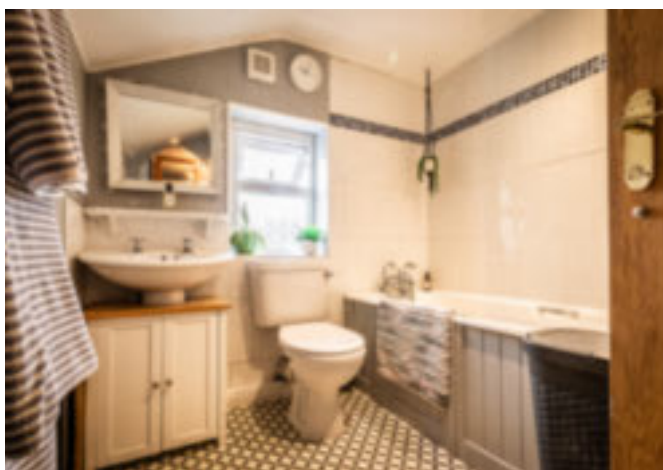
The bathroom is again a lovely character room with a Gothic arch doorway and solid wooden door. The room has been fitted with a bath with mixer shower and shower screen, and a W.C and basin with vanity unit below. The walls have been finished with large white wall tiles with mosaic borders and wooden panelling.

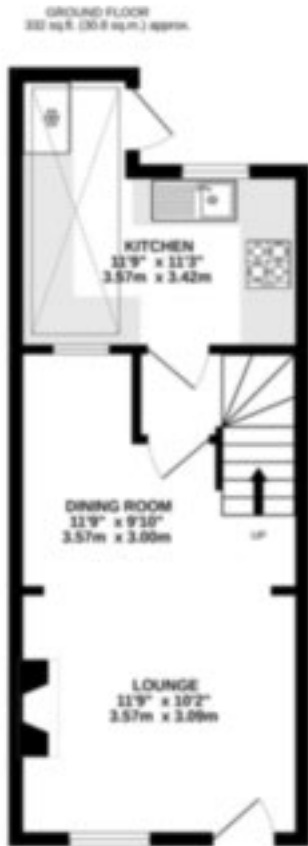
BEDROOM TWO

Off the landing and up again is bedroom two, built into the loft with a full length dormer to the rear providing height and space for this lovely room, as well as a commanding view out to the rear. The staircase opens directly out into the room and built in around the chimney breast is again further storage and wardrobes.

GARDEN

Out to the rear of the property is a charming level garden approached through small wooden pergola. A lawn runs up through the centre and to the side is a flower bed with trellis and climbing plants. A path leads further on to the large wooden shed fitted with light and power and to its side a sun patio. A wooden side gate gives access out across the neighbouring garden but please note that there are no reciprocal access rights across this property.





TOTAL FLOOR AREA : 766 sq ft. (71.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.