



West of 

Dawlish Road
Exminster £599,995

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Cuddiford House is a beautiful character village home offering an abundance of light and spacious accommodation including three large reception rooms, spacious kitchen/breakfast room and four double bedrooms - master with en-suite. The property also benefits from off road parking for a number of vehicles, a large garden and a very large outbuilding which offers lots of potential for development. Chain Free.

Wonderful and substantial character home | Four double bedrooms | Three large reception rooms | Spacious kitchen/breakfast room | Master bedroom with en-suite | Modern bathroom | Large level rear garden | Very large outbuilding offering potential for development | Close to the village centre | Chain Free

PROPERTY DETAILS:

COVERED ENTRANCE CANOPY

Part glazed Upvc front door to entrance hallway.

ENTRANCE HALLWAY

Attractive entrance hallway with quality wood flooring and doors leading to reception rooms and kitchen. Stairs to first floor. Part glazed Upvc door to rear garden. Understair recess. Two radiators. Recess spotlights.

LIVING ROOM

16' 6" x 13' 7" (5.03m x 4.14m) (max) Light and spacious double aspect living room with large Upvc double glazed window to front and further Upvc double glazed window to side aspect. Two radiators. TV and telephone points. Wall mounted modern electric fire.

DINING ROOM

16' 6" x 11' 5" (5.03m x 3.48m) (max) Further spacious reception room with large Upvc double glazed window to front aspect. Radiator. Matching quality wood flooring. Hatch style opening through to the kitchen.

KITCHEN/BREAKFAST ROOM

12' 0" x 11' 8" (3.66m x 3.56m) (max) Spacious kitchen/breakfast room with Upvc double glazed window to rear aspect. Fitted kitchen with a range of base, wall and drawer units in light wood effect finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral electric oven and five ring gas hob with extractor hood over. Space and plumbing for washing machine and dishwasher. Space for free standing fridge/freezer. Matching breakfast bar area. Radiator. Feature alcove with light and shelving. Tiled floor. Recess spotlights.



RECEPTION ROOM 3/BEDROOM 5

12' 0" x 11' 4" (3.66m x 3.45m) (max) Useful multi-use room with Upvc double glazed window to rear aspect. Radiator. TV and telephone points.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to light and spacious landing with Upvc double glazed window to rear aspect with outlook over the garden. Hatch to loft space. Recess spotlights. Doors to bedrooms and bathroom.

BEDROOM 1

16' 6" x 13' 4" (5.03m x 4.06m) (max) Large master bedroom with Upvc double glazed window to front aspect. Two radiators. TV point. Door to en-suite.

EN-SUITE

8' 2" x 6' 0" (2.49m x 1.83m) (max) Modern white suite comprising; low level w.c., hand wash basin and glass sliding door to large tiled shower enclosure with mixer shower. Chrome ladder style radiator. Recess spotlights. Extractor fan.

BEDROOM 2

13' 7" x 9' 8" (4.14m x 2.95m) Further spacious double bedroom with Upvc double glazed window to front aspect. Radiator.

BEDROOM 3

12' 2" x 11' 1" (3.71m x 3.38m) Lovely spacious double aspect double bedroom with Upvc double glazed windows to side and rear aspect. Radiator. Hatch to loft space.

BEDROOM 4

11' 5" x 11' 1" (3.48m x 3.38m) (max) Double bedroom with Upvc double glazed window to rear aspect with outlook over the garden. Radiator. Range of built-in wardrobes and shelving.

BATHROOM

9' 6" x 6' 3" (2.9m x 1.91m) Upvc double glazed window to side aspect with obscure glass and deep sill. Modern white low level w.c., pedestal hand wash basin and double ended bath with tiled surround, and mixer tap with shower head attachment. Part tiled walls. Radiator. Recess spotlights. Extractor fan.

OUTSIDE

FRONT

Wrought iron gate to enclosed pathway to front door with low wall and wrought iron railings. Wrought iron double gates to side leading to driveway and rear garden.

REAR GARDEN

Large level enclosed rear garden laid to lawn and edged with raised borders, leading to a large paved patio. Covered canopy adjoining the rear of the property. Fitted greenhouse. Driveway parking for a number of vehicles leading to a very large outbuilding/garage.

OUTBUILDING/GARAGE/WORKSHOP

36' 0" x 18' 4" (10.97m x 5.59m) Very large and very useful outbuilding offering a multi-tude of uses and also potential for further development into a annexe etc (subject to consents).

AGENTS NOTES:

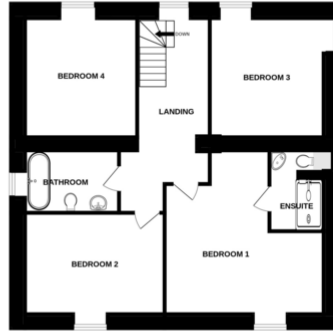
The property is Freehold.

Council Tax Band: E - Teignbridge District Council

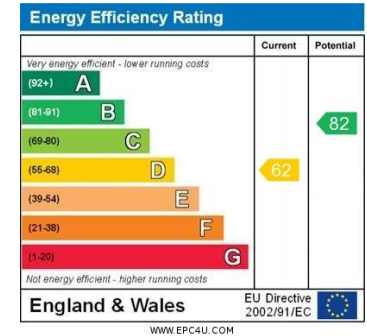


GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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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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