



Modern two double bedroom coach house style apartment situated in a highly desirable residential area in the popular village of Exminster, with good access to all amenities, city of Exeter and major road network. This superb property features; light and spacious double aspect open plan living/dining/kitchen space, modern fitted kitchen and bathroom. A real benefit to the property is two allocated parking spaces and a small garden area. The property would make an ideal first home or investment opportunity!

Old Quarry Drive

Exminster Offers in excess of £220,000

West of 



# Old Quarry Drive Exminster O.I.E.O. £220,000

Modern coach house style apartment | Two double bedrooms | Light and spacious open plan living/dining/kitchen area | Modern fitted kitchen | Modern bathroom | Two allocated parking spaces | Small enclosed garden | Good access to all amenities | Ideal first home or investment property | Chain Free

## PROPERTY DETAILS:

### APPROACH

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

### ENTRANCE LOBBY

Small entrance lobby with stairs to first floor. Radiator. Coat hanging space. Meter cupboard.

### STAIRS/LANDING

Stairs from entrance lobby to light and spacious first floor landing with Upvc double glazed window to rear aspect. Radiator. Door to large storage cupboard also housing wall mounted gas combi boiler. Doors to living room, bedrooms and bathroom.

### OPEN PLAN LIVING/DINING/KITCHEN

17' 9" x 12' 5" (5.41m x 3.78m)

### LIVING ROOM AREA

12' 5" x 8' 2" (3.78m x 2.49m) Upvc double glazed window to front aspect. Radiator. TV and telephone points. Opening through to the kitchen/dining area.

### KITCHEN/DINING AREA

12' 5" x 9' 7" (3.78m x 2.92m) Upvc double glazed window to rear aspect. Modern fitted Shaker Style kitchen with range of base, wall and drawer units in cream finish. Wood effect worktop with matching upstand and inset stainless steel sink. Integral electric single oven and ceramic hob with glass splash panel and extractor hood over. Integral fridge/freezer. Space and plumbing for washing machine. Recess spotlights. Concealed unit lighting. Radiator.

### BEDROOM 1

12' 6" x 11' 0" (3.81m x 3.35m) (max to back of wardrobe) Spacious double bedroom with Upvc double glazed window to front aspect. Sliding mirror doors to built-in wardrobe complete with hanging rail and shelf. Radiator. TV and telephone points.

### BEDROOM 2

11' 0" x 9' 0" (3.35m x 2.74m) (max) Further spacious double bedroom with Upvc double glazed window to front aspect. Radiator. Telephone points.

### BATHROOM

8' 1" x 6' 3" (2.46m x 1.91m) (max) Upvc double glazed window to rear aspect with obscure glass. Modern white bathroom comprising: low level w.c., hand wash basin and bath with tiled surround, mixer shower and glass shower screen. Part tiled walls. Recess spotlights. Ladder style radiator. Shaver point.

### OUTSIDE

### PARKING

Two allocated parking spaces located in residents parking area to the rear of the property.

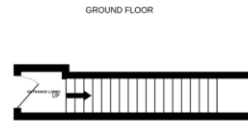
### GARDEN

Gate next to parking leading to small enclosed low maintenance garden area laid to gravel.

### AGENTS NOTES:

The property is Freehold

Council Tax Band: B - Teignbridge District Council



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Share with Mortgage 02020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	81	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



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