



Attractive village two bedroom bungalow situated on a good sized plot with lovely open views to the rear, and within easy walking distance to the centre of the village and all amenities. This lovely property is presented in good order and features; light and spacious living/dining room with large picture window, modern kitchen/breakfast room, generous sized bedrooms, shower room and a useful lean-to. The property has a generous sized low maintenance rear garden, and to the front driveway parking for two vehicles and open front garden area which could be changed to further parking. Chain Free

Crockwells Road  
Exminster      £340,000

West of 

# Crockwells Road Exminster £340,000

Attractive village bungalow | Two good sized bedrooms | Light and spacious living/dining room | Modern kitchen/breakfast room | Modern shower room | Useful lean-to with door linking to the garage | Attached single garage | Generous sized low maintenance rear garden with open aspect | Driveway parking for two vehicles | Chain Free

## PROPERTY DETAILS:

### APPROACH

Covered entrance canopy. Part glazed composite door to entrance hallway.

### ENTRANCE HALLWAY

Small entrance hallway with doors to living room and bedroom 2. Radiator.

### LIVING/DINING ROOM

14' 9" x 13' 9" (4.5m x 4.19m) (max) Light and spacious room with large Upvc double glazed window to front aspect. Radiator. Feature fireplace with polished stone effect mantle and hearth with fitted convector style coal effect gas fire. TV and telephone points. Door to inner hallway.

### INNER HALLWAY

4' 7" x 3' 6" (1.4m x 1.07m) Small hallway area with doors to bedroom 1, kitchen/breakfast room and shower room. Hatch to loft space with pull-down ladder. Coat hanging space.

### KITCHEN/BREAKFAST ROOM

10' 2" x 10' 1" (3.1m x 3.07m) Attractive modern fitted Shaker Style kitchen with range of base, wall and drawer units in cream finish. Wood effect worktop with tiled surround and inset stainless steel sink with mixer tap. Integral eye-level electric oven and microwave, and fitted induction hob with extractor hood over. Integral slimline dishwasher. Space for freestanding fridge/freezer. Window to rear aspect and glass panel door to the Lean-to.

### LEAN-TO

9' 7" x 4' 4" (2.92m x 1.32m) Wooden constructed lean-to room with windows to side and rear with outlook over the garden. Internal door to garage. Part glazed door to garden.

### BEDROOM 1

13' 9" x 9' 9" (4.19m x 2.97m) (max) Light and spacious double bedroom with large Upvc double glazed window to rear aspect with outlook over the rear garden. Radiator. TV point. Door to shallow cupboard complete with hanging rail and shelf. Door to further cupboard complete with hanging rail and shelf.

### BEDROOM 2

8' 5" x 7' 0" (2.57m x 2.13m) (max) Good sized second bedroom with Upvc double glazed window to front aspect. Door to cupboard complete with shelving.

### SHOWER ROOM

6' 8" x 6' 0" (2.03m x 1.83m) Attractive room with Upvc double glazed window to side aspect with obscure glass. Modern white suite comprising; low level w.c., hand wash basin set in vanity unit with cupboards under, and glass door to large tiled shower enclosure with mixer shower over. Part tiled walls. Extractor fan. Chrome ladder style radiator.

### OUTSIDE

#### FRONT

Open front garden area laid to concrete and edged with flower borders. Driveway parking for up to two vehicles leading to the garage. Gate and path to side leading to rear garden.

#### GARAGE

17' 2" x 8' 0" (5.23m x 2.44m) Up and over door to single attached garage with light and power. Fitted worktop with space and plumbing under for washing machine and dryer. Wall mounted gas combi boiler. Upvc double glazed window to rear. Door to lean-to.

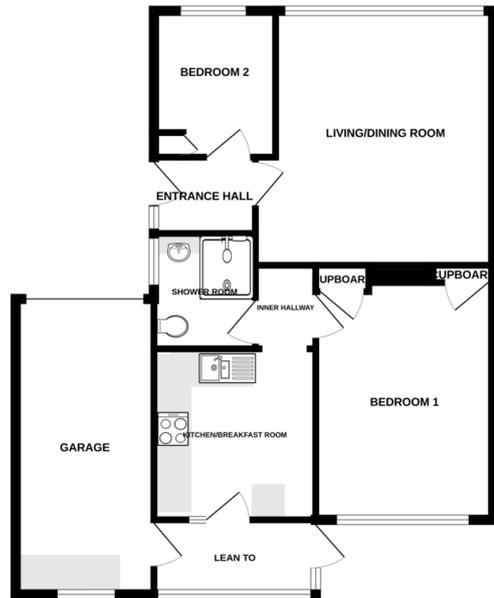
#### REAR GARDEN

Good sized low maintenance rear garden with open aspect featuring; paved and gravelled areas edged with flower borders.

### AGENTS NOTES:

The property is Freehold  
Council Tax Band: C - Teignbridge District Council

## GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		



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