



Wonderful end terrace village cottage which has been substantially updated by the current owners over the three years of ownership and have created a beautifully presented home. The property features; light and spacious living room, further spacious dining room, modern fitted kitchen and separate utility. On the first floor are two generous sized double bedrooms and a modern bathroom. Outside to the rear is a lovely enclosed garden offering a good degree of privacy and residents parking area to the front.

Berry Cottages

Exminster Offers in excess of £300,000

West of 

Berry Cottages Exminster O.I.E.O. £300,000

Wonderful village end terrace cottage | Two generous sized double bedrooms | Light and spacious living room | Further spacious dining room | Modern fitted kitchen | Modern bathroom | Enclosed rear garden offering a good degree of privacy | Residents parking area | Gas central heating | Beautifully presented

PROPERTY DETAILS:

APPROACH

Upvc part glazed front door to entrance lobby.

ENTRANCE LOBBY

Small entrance lobby with quality wood effect laminate flooring. Coat hanging space. Doorway to living room.

LIVING ROOM

14' 8" x 12' 10" (4.47m x 3.91m) (max) Light and spacious living room with Upvc double glazed feature bay window to front aspect. Radiator. Feature brick faced fireplace with wood mantle and tiled hearth. TV and telephone points. Matching quality wood effect laminate flooring. Doorway to dining room.

DINING ROOM

12' 8" x 11' 6" (3.86m x 3.51m) (max) Further spacious room with stairs to first floor. Radiator. Feature fireplace recess with solid wood mantle and tiled hearth. Alcove shelving. Matching quality wood effect laminate flooring. Upvc window with outlook to the utility room. Doorway to understair storage recess. Doorway to kitchen.

KITCHEN

8' 2" x 8' 0" (2.49m x 2.44m) Upvc double glazed window to rear aspect with outlook over the garden. Modern fitted Shaker Style kitchen with range of base, wall and drawer units in light grey finish. Wood effect worktop with tiled surround and inset stainless steel sink. Integral single electric oven and ceramic hob with stainless steel splash panel and modern stainless steel cooker hood over. Integral slimline dishwasher. Radiator. Tile effect floor. Part glazed door to utility room.

UTILITY ROOM

8' 2" x 6' 10" (2.49m x 2.08m) (max) Useful room with Upvc double glazed french doors to garden and Velux ceiling window. Space and plumbing for washing machine and dryer. Space for freestanding fridge/freezer.

FIRST FLOOR

STAIRS/LANDING

Stairs from dining room to spacious first floor landing. Hatch to loft space. Doors to bedrooms and bathroom.

BEDROOM 1

14' 6" x 11' 0" (4.42m x 3.35m) (max) Lovely light and spacious double bedroom with two Upvc double glazed windows to front aspect. Feature fireplace with wood mantle and fitted Victorian style cast iron inset and grate. Two radiators. Picture rail.

BEDROOM 2

11' 5" x 10' 2" (3.48m x 3.1m) (max) Further spacious double bedroom with Upvc double glazed window to rear aspect. Picture rail. Radiator. Feature fireplace with wood mantle and tiled recess.

BATHROOM

6' 6" x 7' 10" (2.59m x 2.39m) (max) Upvc double glazed window to rear aspect with obscure glass. Modern white suite comprising: low level w.c., pedestal hand wash basin and P Shape bath with mixer tap and shower head attachment, and glass shower screen. Stripped white wash floor boards. Chrome ladder style radiator. Door to storage cupboard housing wall mounted gas combi boiler.

OUTSIDE

FRONT

Small front garden area enclosed by brick wall and laid to gravel. Paved path to front door.

REAR GARDEN

Attractive enclosed two tiered rear garden featuring a large gravelled garden area adjoining the rear of the property with built-in wooden seating area - perfect for entertaining! Two steps lead up to a further garden area laid to lawn and edged with flower borders. Gate to side access. Outside tap and lighting.

PARKING

A residents parking area is located to the front of the property with further on-road parking available around the area.

AGENTS NOTES:

The property is Freehold.

Council Tax Band: C - Teignbridge District Council

We have been advised by the Vendors that they do maintain and use the area of garden to the left of the property and the hardstanding for parking - however this is not included in the Title Deeds.



Measurements are approximate. Not to scale. Illustrative purposes only. Made with SketchUp 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	88
(69-80)	C	70
(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 and 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