



Attractive modernised two double bedroom bungalow situated on a large plot and offering scope for further development in the highly popular village of Exminster. This wonderful light and spacious property has been updated by the current owners to include; beautiful open plan living/dining/kitchen, modern fitted kitchen, master bedroom with adjoining en-suite cloakroom, superb bathroom, large Upvc conservatory leading through to a large multi-use room and an attached garage. Outside to the front of the property is a large garden and driveway with parking for two vehicles and to the rear a generous sized landscaped garden.

Westfield

Exminster Offers in region of £390,000

West of 

Westfield Exminster O.I.R.O. £390,000

Attractive modernised detached bungalow | Two double bedrooms |
 Wonderful open plan living/dining/kitchen | Modern fitted kitchen |
 Main bedroom with adjoining en-suite cloakroom | Modern bathroom |
 Large conservatory | Useful multi-use room | Driveway parking for
 two vehicles leading to attached garage | Good sized gardens to front
 and rear

PROPERTY DETAILS:

APPROACH

Covered entrance canopy. Composite front door to entrance hallway.

ENTRANCE HALLWAY

L'shape entrance hallway with doors leading to all adjoining rooms. Radiator. Door to useful storage cupboard.

OPEN PLAN LIVING/DINING & KITCHEN

31' 9" x 13' 0" (9.68m x 3.96m) Wonderful open plan room featuring;

LIVING/DINING AREA

20' 6" x 13' 0" (6.25m x 3.96m) Light and spacious room with large Upvc double glazed window to rear aspect with outlook over the garden. Quality wood effect flooring. Two radiators. Feature fireplace with solid oak mantle and polished granite hearth, with fitted wood burning stove. Alcove shelving, TV and telephone points. Part glazed Upvc door to conservatory. Opening through to the kitchen.....

KITCHEN

11' 0" x 13' 0" (3.35m x 3.96m) Spacious kitchen with Upvc double glazed window to rear aspect. Quality fitted kitchen with excellent range of base, wall, drawer and larder units in a high gloss charcoal grey finish. Polished granite worktop with matching upstands, and inset composite sink with carved drainer. Integral eye-level electric double oven and five ring gas hob with extractor hood over. Integral dishwasher, washing machine and fridge/freezer. Concealed worktop lighting. Recess spotlighting.

CONSERVATORY

16' 5" x 8' 9" (5m x 2.67m) Large Upvc constructed conservatory with double glazed windows to side and rear aspect with outlook over the garden, plus large sliding patio door to garden. Spotlights. Power points. Door to utility/multi-use room.

UTILITY/MULTI-USE ROOM

16' 0" x 10' 7" (4.88m x 3.23m) (max) Useful room offering a multitude of uses including; office space, gym, workshop etc with light and power. Door to the garage. Could also be upgraded to a third bedroom.

BEDROOM 1

11' 0" x 9' 9" (3.35m x 2.97m) Light and spacious double bedroom with large Upvc double glazed window to front aspect. Radiator. Door to en-suite cloakroom.

EN-SUITE CLOAKROOM

7' 3" x 2' 9" (2.21m x 0.84m) Modern white suite comprising; low level w.c. and hand wash basin with tiled splash panel. Wood effect laminate flooring. Recess spotlights. Extractor fan. Ladder style radiator. (with some reconfiguration it may be possible to add a shower enclosure).

BEDROOM 2

11' 3" x 8' 6" (3.43m x 2.59m) Further spacious double bedroom with two Upvc double glazed windows to front aspect. Radiator. Sliding triple doors to built-in wardrobe complete with hanging rail and shelving.

BATHROOM

8' 1" x 7' 4" (2.46m x 2.24m) Beautifully presented bathroom with modern white suite comprising; low level w.c., hand wash basin set in vanity unit with drawers under, freestanding double ended bath with mixer tap and shower handset, and glass sliding door to large tiled shower enclosure with large fixed shower head and further handset mixer shower. Tiled floor. Ladder style radiator. Attractive wall tiling. Shaver point. Recess spotlights. Extractor fan. Upvc double glazed window to front aspect.

OUTSIDE

FRONT

Large front garden enclosed by low brick wall and laid to lawn (offering scope to change to additional parking). Driveway parking for up to two vehicles leading to the garage. Path to front door and around to gated side access.

GARAGE

18' 0" x 7' 6" (5.49m x 2.29m) Up and over door to attached single garage with light and power. Pedestrian door to the rear.

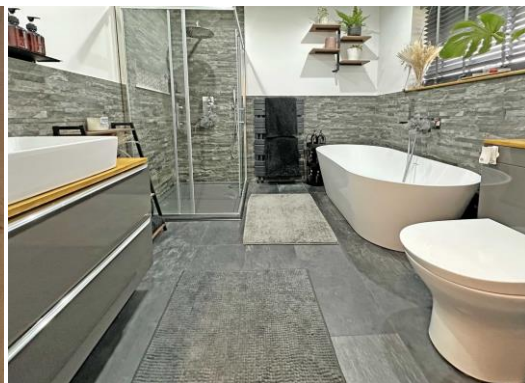
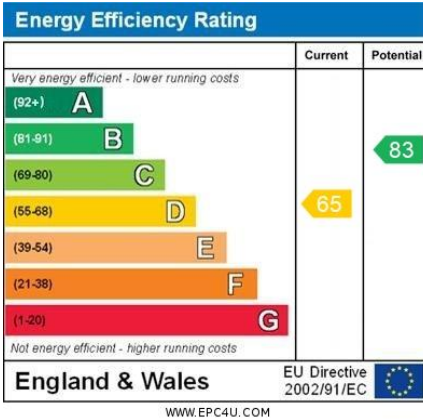
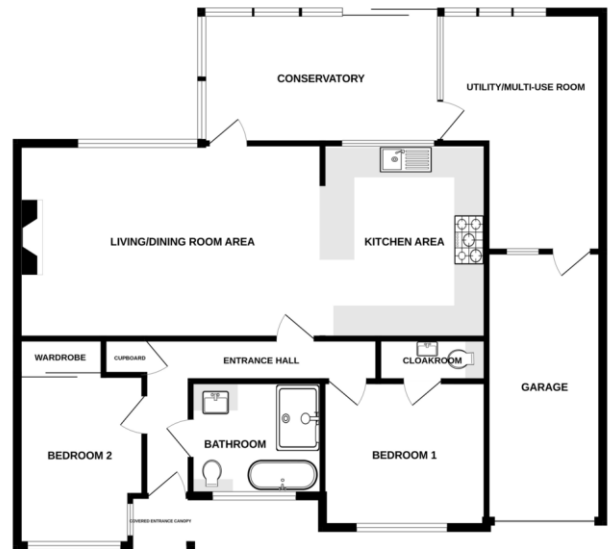
REAR GARDEN

Large rear garden landscaped by current owners to include a large raised decked sun terrace leading onto a lawned garden area edged by wooden sleepers. Steps lead down to further garden space currently laid to gravel and around to a wide gravelled side garden with double gates to the front.

AGENTS NOTES

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

GROUND FLOOR



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