



Attractive mid terrace two double bedroom house, situated in a highly desirable location within the village of Exminster and offering easy access to all village amenities. This lovely property features; spacious living room and kitchen/dining room, two good sized bedrooms and bathroom. To the rear is a south facing low maintenance level garden with shed and rear gated access leading to a residential car park with two allocated parking spaces. The property will be sold Chain Free and would be a perfect first home or investment property.

Sentrys Orchard
Exminster £265,000

West of 

Sentrys Orchard Exminster £265,000

Attractive mid terrace house | Two double bedrooms | Spacious living room | Light and spacious kitchen/dining room | Fitted kitchen | Bathroom | South facing low maintenance rear garden | Two allocated parking spaces | Chain Free | Perfect first home or investment property

PROPERTY DETAILS:

APPROACH

Covered entrance canopy. Part glazed Upvc front door to entrance lobby.

ENTRANCE LOBBY

Entrance hallway laid to quality wood flooring. Stairs to first floor. Radiator. Door to living room.

LIVING ROOM

15' 4" x 9' 3" (4.67m x 2.82m) (max) Spacious living room with double glazed window to front aspect. Quality wood effect flooring. Two radiators. TV and telephone points. Door to understair cupboard. Glass panel door to kitchen/dining room.

KITCHEN/DINING ROOM

12' 9" x 8' 7" (3.89m x 2.62m) (max) Upvc double glazed window to rear aspect with outlook over the garden. Fitted kitchen with range of base, wall and drawer units in light grey grained wood effect finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral electric double oven with 5 ring gas hob and extractor hood over. Space and plumbing for washing machine. Space for freestanding fridge/freezer. Tiled floor. Radiator. Built-in cupboard complete with shelving. Wall mounted recently updated gas combi boiler. Part glazed Upvc double glazed door to rear garden.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance lobby to first floor landing. Hatch to loft space. Doors to bedrooms and bathroom.

BEDROOM 1

12' 9" x 9' 3" (3.89m x 2.82m) (max) Spacious double bedroom with double glazed window to front aspect. Radiator. TV point.

BEDROOM 2

12' 9" x 8' 3" (3.89m x 2.51m) (max) Further spacious double bedroom with double glazed window to rear aspect with outlook over the garden. Radiator. Door to airing cupboard complete with shelving and radiator.

BATHROOM

6' 6" x 6' 4" (1.98m x 1.93m) Pastel coloured suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround, glass folding screen and electric shower over. Shaver point. Radiator. Tiled floor. Extractor fan. Part tiled walls.

OUTSIDE

FRONT

Small open front garden area laid to gravel and planted with mature shrubs. Path to front door.

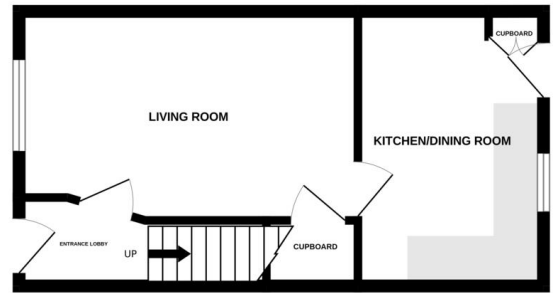
REAR GARDEN

Enclosed low maintenance garden enjoying a south facing aspect and good degree of privacy. The garden features a paved patio area adjoining the rear of the property leading onto a gravelled garden area edged with flower borders and leading to a rear access gate. Fitted shed.

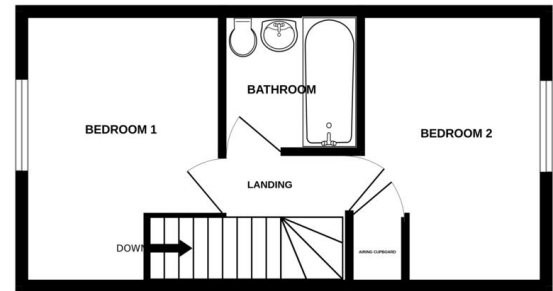
AGENTS NOTES:

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

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix C2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C	72	
(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 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