



West of 

Brownlees

Exminster

£380,000

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Attractive three double bedroom detached house in tucked away corner of an end of cul de sac location, in this highly popular residential area of Exminster. This lovely home offers spacious living accommodation with large lounge and kitchen/dining room, attractive master en-suite bedroom with feature arched window and tall ceiling, lovely south/westerly facing landscaped garden, driveway parking and garage. Chain Free.

Attractive detached village home | Three bedrooms | Spacious lounge | Kitchen/dining room | Separate utility | Downstair cloakroom | Master bedroom with en-suite | Lovely south/westerly facing rear garden | Garage and driveway parking | Chain Free

APPROACH

Covered entrance canopy. Part glazed front door to entrance hallway. Outside light.

ENTRANCE HALLWAY

Light and spacious entrance hallway. Coved ceiling. Coat hanging space. Radiator. Stairs to first floor. Glass panel door to kitchen/dining room. Doors to lounge and cloakroom.

CLOAKROOM

Window to side aspect with obscure glass. Coloured suite comprising; low level w.c. and handwash basin with tiled splash back. Coved ceiling. Radiator.

LOUNGE

13' 2" x 11' 0" (4.01m x 3.35m) (max) Attractive room with large Upvc double glazed bay window to front aspect. Coved ceiling. Radiator. Feature fireplace with ornate mantle, marble effect inset and hearth and gas point. TV and telephone points. Wall lighting.

KITCHEN/DINING ROOM

18' 1" x 9' 9" (5.51m x 2.97m) (max) Spacious kitchen/dining room with Upvc double glazed window to rear aspect and Upvc sliding patio door to garden. Fitted kitchen with range of base and wall units in Oak wood effect finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral single electric oven and gas hob with extractor hood over. Space for freestanding fridge/freezer. Wood effect laminate flooring. Coved ceiling. Two radiators. Door to understair storage cupboard. Archway to utility room.



UTILITY ROOM

6' 0" x 5' 3" (1.83m x 1.6m) Part glazed door to side access. Roll-edge worktop with tiled surround and inset stainless steel sink, with base unit under. Space and plumbing for washing machine and dryer. Radiator. Coved ceiling. Wall mounted gas boiler.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to first floor landing. Radiator. Upvc double glazed window to side aspect. Door to large over-stair airing cupboard complete with hot water tank and shelf. Coved ceiling. Hatch to loft space. Doors to bedrooms and bathroom.

BEDROOM 1

11' 5" x 11' 2" (3.48m x 3.4m) (max) Attractive room with large feature arched Upvc double glazed window to front aspect offering lovely views across the village towards Exeter and beyond. Coved ceiling. Radiator. Part vaulted ceiling. Double folding doors to wardrobe complete with hanging rail and shelf. TV and telephone points. Door to en-suite.

EN-SUITE

6' 10" x 5' 3" (2.08m x 1.6m) Window to front aspect with obscure glass. Coloured suite comprising; low level w.c., pedestal hand wash basin and glass door to tiled shower enclosure with mixer shower over. Radiator. Light and shaver point. Coved ceiling. Recess spotlight.

BEDROOM 2

9' 10" x 8' 0" (3m x 2.44m) Further spacious double bedroom with Upvc double glazed window to rear aspect with outlook over the garden. Coved ceiling. Radiator. TV and telephone points.

BEDROOM 3

8' 0" x 8' 0" (2.44m x 2.44m) Double bedroom with Upvc double glazed window to rear aspect with outlook over the garden. Coved ceiling. Radiator.

BATHROOM

6' 7" x 6' 6" (2.01m x 1.98m) Window to side aspect with obscure glass. Coloured suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround and electric shower over, and glass screen. Coved ceiling. Extractor fan. Recess spotlights.

OUTSIDE

FRONT

Open front garden area laid to lawn and edged with mature borders. Gate to side access. Tarmac driveway leading to single detached garage.

GARAGE

17' 10" x 9' 1" (5.44m x 2.77m) Up and over door to generous sized garage with light and power. Part glazed pedestrian door to garden. Eaves storage.

REAR GARDEN

Attractive landscaped garden with superb south westerly facing aspect, featuring a paved patio area adjoining the property with steps leading up to a further garden area laid to lawn and edged with mature borders. Outside tap and light. Further area behind garage and down side of property useful for storage.



