



West of 

Exminster Hill

Exminster

£380,000

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A rare opportunity to purchase an attractive and spacious detached bungalow situated on a large plot and offering lots of potential for further development. This delightful property features a large lounge/dining room, conservatory, kitchen/breakfast room, three double bedrooms and shower room. Benefits include good sized front and rear gardens, driveway parking and single detached garage. Available Chain Free.

Detached village bungalow | Three double bedrooms |
Large lounge/dining room | Conservatory |
Kitchen/breakfast room | Shower room | Good size front
and rear level gardens | Driveway parking and single
detached garage | Lots of potential for further development
| Chain Free

PROPERTY DETAILS:

APPROACH

Covered entrance porch. Outside light. Upvc part glazed front door to entrance hallway.

ENTRANCE HALLWAY

Spacious L shape entrance hallway with doors to adjoining rooms. Radiator. Telephone point. Doors to storage cupboards.

LOUNGE/DINING ROOM

19' 5" x 12' 0" (5.92m x 3.66m) Light and spacious room with sliding patio door to conservatory. Coved ceiling. Radiator. Feature fireplace with brick mantle and shelving, tiled hearth and fitted living flame effect gas fire. TV Point. Wall lighting.

CONSERVATORY

11' 6" x 5' 2" (3.51m x 1.57m) Upvc constructed conservatory on brick plinth with windows to side and front aspect with outlook over the front garden.



KITCHEN/BREAKFAST ROOM

10' 4" x 10' 0" (3.15m x 3.05m) Upvc double glazed window to front aspect with outlook over the front garden. Fitted kitchen with range of base, wall and drawer units in a sage green finish with wood effect trim. Roll-edge worktop with tiled surround and inset stainless steel sink. Space for slot-in electric cooker. Space and plumbing for washing machine. Further under counter appliance space. Space for freestanding fridge/freezer. Radiator. Wall mounted gas boiler. Part glazed Upvc door to side access.

BEDROOM 1

13' 3" x 12' 0" (4.04m x 3.66m) (plus deep door recess) Spacious master bedroom with Upvc double glazed window to rear aspect with outlook over the rear garden. Coved ceiling. Radiator. Telephone point.

BEDROOM 2

11' 0" x 10' 0" (3.35m x 3.05m) (max to back of wardrobes) Further spacious double bedroom with Upvc double glazed window to rear aspect with outlook over the rear garden. Coved ceiling. Radiator. Sliding triple doors to large fitted wardrobe complete with hanging rail and shelf.

BEDROOM 3

11' 0" x 8' 5" (3.35m x 2.57m) Double bedroom with Upvc double glazed window to rear aspect with outlook over the rear garden. Coved ceiling. Radiator. TV point.

SHOWER ROOM

8' 1" x 6' 0" (2.46m x 1.83m) (max) Upvc double glazed window to rear aspect with obscure glass. Coloured suite comprising; low level w.c., pedestal hand wash basin and large walk-in tiled shower enclosure with glass sliding door and mixer shower. Radiator. Part tiled walls. Hatch to loft space. Door to airing cupboard complete with hot water tank and shelving.

OUTSIDE

FRONT

Generous sized front level garden laid to lawn and edged with mature borders - can equally be used as a main garden and offering a good degree of privacy. Shared driveway leads up to a driveway parking area and garage offering parking for two vehicles.

GARAGE

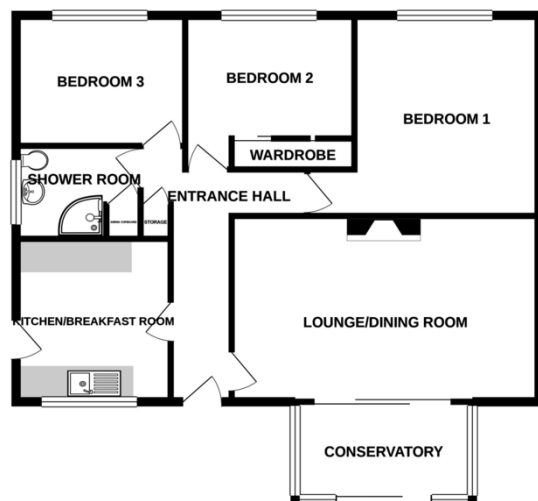
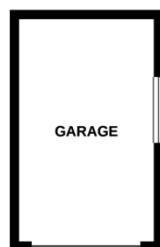
15' 0" x 9' 4" (4.57m x 2.84m) Up and over remote controlled door to a generous sized single detached garage with light and power.

REAR GARDEN

Further generous sized level garden with level lawned area, vegetable patch with fitted greenhouse. Garden shed with light and power. Gate and path to side access.

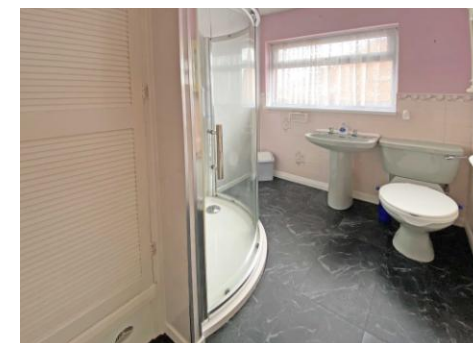


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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



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