



West of 

Crockwells Road  
Exminster      £350,000

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Highly desirable two bedroom link detached bungalow situated in the heart of the village and enjoying wonderful views over adjoining fields towards Topsham and Woodbury Common beyond. This lovely property offers light and spacious accommodation including; attractive living room with French doors leading to a lovely sun terrace, modern fitted kitchen, two good sized bedrooms - master bedroom with en-suite and modern bathroom. The property enjoys a generous sized rear garden laid to mainly lawn with deep flower borders and further shaded patio area, and leading off from the living room is a raised enclosed sun terrace offering wonderful views.

Attractive village bungalow with wonderful views | Two good sized bedrooms | Light and spacious living room with French doors to sun terrace | Modern kitchen | Conservatory | Master bedroom with en-suite | Modern bathroom | Driveway parking leading to covered car port | Single attached garage | Generous sized rear garden with open aspect

## PROPERTY DETAILS:

### APPROACH

Covered entrance with Upvc part glazed front door to entrance hallway.

### ENTRANCE HALLWAY

Light and spacious entrance hallway with full height Upvc double glazed window to side aspect with obscure glass. Coved ceiling. Radiator. Telephone point. Hatch to part boarded left space. Door to useful storage/coat cupboard. Doors to all adjoining rooms.

### LIVING ROOM

18' 9" x 12' 3" (5.72m x 3.73m) (max) Spacious living room with Upvc double glazed French doors leading to an enclosed sun terrace offering wonderful views over the garden and adjoining countryside towards Topsham and Woodbury Common. Coved ceiling. Wall lighting. Two radiators. Feature fireplace with fitted electric fire. Quality wood effect tiled floor. TV and telephone points. Two full height Upvc double glazed windows to rear aspect. Door to kitchen.

### KITCHEN

9' 6" x 9' 1" (2.9m x 2.77m) (max) Upvc double glazed window to rear aspect and Upvc full glazed door to conservatory. Modern fitted kitchen with range of base, wall, drawer and display units in light oak wood effect



finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral electric oven and gas hob with cooker hood over. Space for freestanding fridge/freezer. Recess spotlights. Covered ceiling. Radiator.

#### CONSERVATORY

8' 2" x 8' 0" (2.49m x 2.44m) Upvc constructed double glazed conservatory with windows to side and rear aspect offering wonderful views, and sliding patio door to garden. Quality wood effect vinyl tiled floor. Wall light.

#### BEDROOM 1

11' 4" x 11' 0" (3.45m x 3.35m) Light and spacious double bedroom with large Upvc double glazed window to front aspect. Covered ceiling. Radiator. Range of built-in bedroom furniture comprising; wardrobes, high level cupboard, drawers and vanity unit. Door to en-suite.

#### EN-SUITE

7' 2" x 3' 3" (2.18m x 0.99m) (max) Recently added en-suite with modern white suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under and folding glass door to large walk-in shower enclosure with mixer shower over. Covered ceiling. Part tiled walls. Extractor fan. Recess spotlights. Chrome ladder style radiator.

#### BEDROOM 2

8' 8" x 8' 6" (2.64m x 2.59m) Further good sized bedroom with Upvc double glazed window to side aspect. Covered ceiling. Radiator.

#### BATHROOM

8' 1" x 7' 3" (2.46m x 2.21m) Upvc double glazed window to side aspect with obscure glass. Modern white suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround, glass screen and mixer shower over. Radiator. Covered ceiling. Extractor fan.

#### OUTSIDE

##### FRONT

Large open front garden area laid to gravel and edged with an arrangement of borders stocked with a variety of plants and shrubs. Driveway to side leading to covered carport and garage offering parking for up to two vehicles. Pathway leads around to far side with gated access to rear garden.

##### GARAGE

16' 8" x 8' 2" (5.08m x 2.49m) Up and over door to single attached garage with light and power. Window to rear. Pedestrian door to garden. Fitted worktop with space and plumbing under for washing machine and dryer. Wall mounted combi boiler.

##### REAR GARDEN

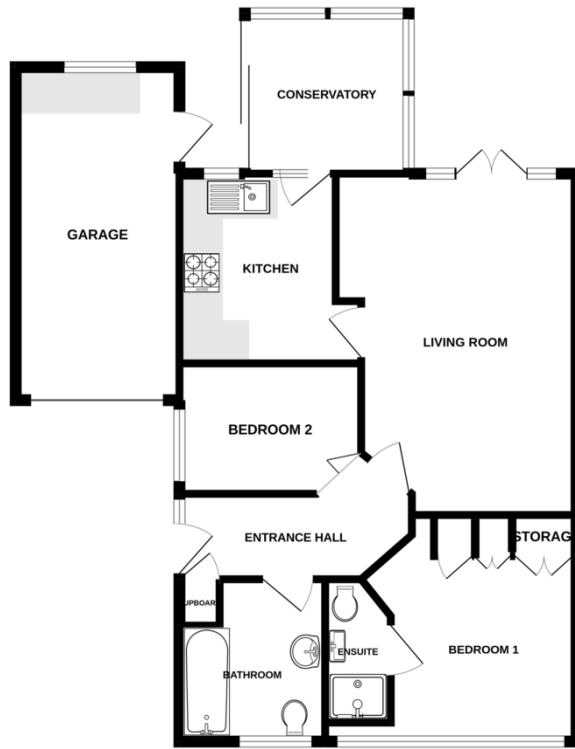
Attractively landscaped rear garden with open aspect laid mainly to lawn and edged with deep borders stocked with a variety of mature plants and shrubs. Garden shed. Outside tap. Gravel pathway leads down to the lower end of garden with useful raised vegetable patch and shaded patio. Paved pathway to side gate access.

##### AGENTS NOTES:

The property is Freehold.  
Council Tax Band: C - Teignbridge District Council  
EPC Rating: D



GROUND FLOOR



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<small>www.epc4u.com</small>		

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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