



West of 

Riverview Terrace

Exminster

£370,000

Riverview Terrace

Exminster

£370,000

Beautifully presented three bedroom village home situated in a quiet cul-de-sac location in the highly sought after village of Exminster. This light and spacious property features; large double aspect living room, further double aspect kitchen/dining room, useful utility room and downstairs cloakroom. On the first floor are three good sized double bedrooms and modern bathroom. Outside, to the front of the property is a driveway area offering parking for up to three vehicles and to the rear a large split level garden enjoying a south/westerly aspect.

Attractive double fronted village home | Three good sized double bedrooms | Light and spacious double aspect living room | Further double aspect kitchen/dining room | Wonderful System 6 fitted kitchen | Utility room and downstairs cloakroom | Modern bathroom | Driveway parking for up to three vehicles | Large split level rear garden with south/westerly aspect

PROPERTY DETAILS

APPROACH

Upvc front door to entrance hallway.

ENTRANCE HALLWAY

Light and spacious entrance hallway with Upvc double glazed window to front and side aspect with obscure glass. Radiator. Part tiled floor. Coat hanging space. Telephone point. Double doors to storage/coat cupboard with further cupboard over. Doors to living room and kitchen/dining room.

LIVING ROOM

17' 0" x 10' 0" (5.18m x 3.05m) Wonderful bright double aspect room with large Upvc double glazed window to front aspect and Upvc double glazed french doors to garden. Radiator. Feature fireplace with polished stone mantle and hearth with open grate. TV point.

KITCHEN/DINING ROOM

17' 0" x 9' 5" (5.18m x 2.87m) Further double aspect room with Upvc double glazed windows to front and rear aspect. Quality System 6 fitted kitchen with range of base and wall units in a grey and turquoise combination finish. Roll-edge worktop with matching upstand and inset Cople stainless steel sink and mixer tap. Integral NEFF appliances comprising of; electric oven with slide and hide door, gas hob with extractor hood over and glass splash panel, and dishwasher. Recess spotlights. Radiator. Door to utility room.



UTILITY ROOM

12' 0" x 6' 0" (3.66m x 1.83m) (max) Useful room with space for freestanding fridge/freezer. Space and plumbing for washing machine. Modern vertical radiator. Double doors to deep pantry cupboard complete with shelving. Upvc glass panel door to garden. Door to cloakroom.

CLOAKROOM

4' 3" x 2' 8" (1.3m x 0.81m) Upvc double glazed window to rear aspect. Modern white suite comprising; low level w.c. and hand wash basin with coloured splash panel. Radiator.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to light and spacious landing with Upvc double glazed window to rear aspect. Hatch to loft space. Double doors to airing/utility cupboard complete with space for dryer and shelving, and also housing the wall mounted combi boiler. Doors to bedrooms and bathroom.

BEDROOM 1

13' 2" x 11' 2" (4.01m x 3.4m) (max) Light and spacious double bedroom with large Upvc double glazed window to front aspect with wonderful views over the village and marshes towards Topsham beyond. Radiator. Double doors to useful over stair cupboard complete with shelving.

BEDROOM 2

11' 2" x 9' 7" (3.4m x 2.92m) Further spacious double bedroom with Upvc double glazed window to front aspect with some views over the village and marshes towards Topsham and beyond. Radiator. Overstair alcove with fitted shelving. Double doors to deep cupboard/study area.

BEDROOM 3

10' 2" x 7' 0" (3.1m x 2.13m) Double bedroom with Upvc double glazed window to rear aspect with outlook over the gardens. Radiator.

BATHROOM

8' 5" x 5' 3" (2.57m x 1.6m) (max) Modern fully tiled bathroom with two Upvc double glazed windows to rear aspect with obscure glass. Modern white suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround, folding glass screen and mixer tap with shower head attachment. Recess spotlights. Chrome ladder style radiator.

OUTSIDE

FRONT

Driveway parking area for two/three vehicles edged with mature hedgerow leading to a small open front garden area laid to lawn and block paved path to front entrance. Path to side access gate.

REAR GARDEN

Generous sized split level rear garden with south/westerly aspect featuring; large paved patio adjoining the rear of the property with shallow steps up to a large lawned garden and edged with mature borders. Outside tap. Large garden shed - 10'0" (3.05m) x 8'0" (2.44m).. Gate to side access.

AGENTS NOTES:

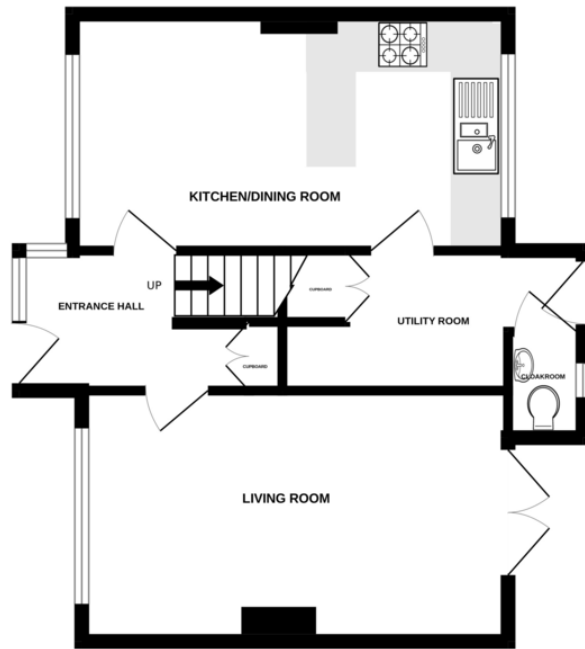
The property is Freehold.

Council Tax Band: C - Teignbridge District Council

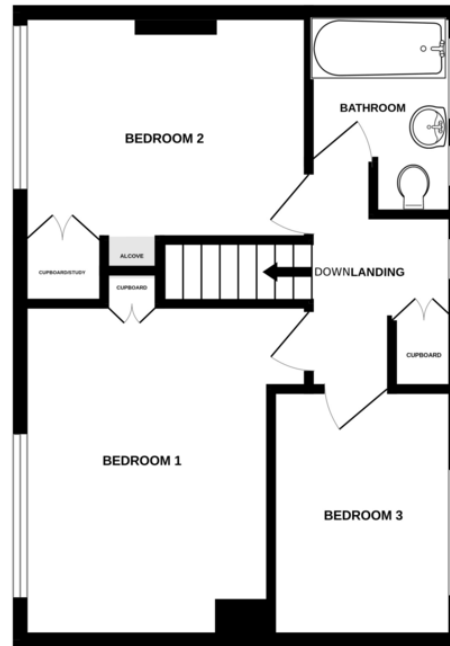
There is a 3 year Devon Rule on the property - therefore a buyer would have to have lived or worked in Devon for at least 3 years.



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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



EXETER OFFICE
 18 Southernhay West Exeter EX1 1PJ
 Tel: 01392 833999
 enquiries@eastofexe.co.uk
 www.eastofexe.co.uk

EAST DEVON OFFICE
 61 Fore Street Topsham Exeter EX3 0HL
 Tel: 01392 345070
 enquiries@eastofexe.co.uk
 www.eastofexe.co.uk

WEST OF EXE OFFICE
 Main Road Exminster EX6 8DB
 Tel: 01392 833999
 enquiries@westofexe.co.uk
 www.westofexe.co.uk