



West of 

**Brownlees**

Exminster

£350,000



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Well presented three bedroom detached house in a central village location in a highly popular residential area of Exminster. This lovely home offers spacious living accommodation with large lounge, separate dining room, kitchen and cloakroom. On the first floor is a master en-suite bedroom with modern en-suite, two further good sized bedrooms and bathroom. The rear garden is tastefully landscaped to include a paved patio, raised sun terrace and level lawn edged with well stocked borders, plus two side garden areas - one with pathway to rear of garage and fitted garden shed, the other is a block paved garden area with gated access to the front with garage and driveway. Chain Free

Attractive detached village home | Three bedrooms | Spacious lounge | Separate dining room | Modern fitted kitchen | Downstair cloakroom | Master bedroom with modern en-suite | Bathroom | Well tended landscaped rear garden | Driveway and garage

## PROPERTY DETAILS

### APPROACH

Composite part glazed front door to entrance lobby.

### ENTRANCE LOBBY

Coved ceiling. Inset matting. Coat hanging space. Radiator. Doors to lounge and cloakroom.

### CLOAKROOM

6' 7" x 2' 8" (2.01m x 0.81m) Upvc double glazed window with obscure glass to front aspect. Coved ceiling. Coloured suite comprising; low level w.c. and pedestal hand wash basin with tiled splashback.

### LOUNGE

14' 7" x 14' 7" (4.44m x 4.44m) (max) Light and spacious lounge with Upvc double glazed window to front aspect. Coved ceiling. Two radiators. Feature fireplace with ornate surround, marble effect inset and hearth and fitted gas fire. TV and telephone points. Stairs to first floor. Door to useful storage cupboard. Large open understair recess. Archway to dining room.

### DINING ROOM

12' 1" x 8' 3" (3.68m x 2.51m) Good size dining room with Upvc sliding patio door to garden. Coved ceiling. Radiator. Doorway to kitchen.





## KITCHEN

12' 1" x 8' 3" (3.68m x 2.51m) Attractive kitchen with Upvc double glazed window to rear aspect with outlook over the garden. Modern fitted kitchen with range of base, wall, drawer and display units in cream finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral single electric oven and gas hob with extractor hood over. Integral fridge. Space and plumbing for washing machine. Further appliance space. Radiator. Coved ceiling. Concealed worktop lighting. Matching wall unit housing Worcester gas boiler.

## FIRST FLOOR

### STAIRS/LANDING

Stairs from lounge to first floor landing with Upvc double glazed window to side aspect. Coved ceiling. Hatch to loft space. Door to airing cupboard complete with hot water tank and shelving. Doors to bedrooms and bathroom.

### BEDROOM 1

11' 6" x 9' 0" (3.51m x 2.74m) Spacious master bedroom with Upvc double glazed window to front aspect. Coved ceiling. Radiator. TV and telephone points. Mirror sliding doors to deep wardrobe complete with hanging rail and shelf, plus further sliding door cleverly concealing the entrance into the en-suite.

### EN-SUITE

6' 3" x 5' 4" (1.91m x 1.63m) (max) Modern en-suite with Upvc double glazed window to front aspect with obscure glass. Modern white suite comprising; low level w.c and hand wash basin set in vanity unit with cupboard under, and folding glass door to tiled shower enclosure with Mira digital mixer shower. Coved ceiling. Chrome ladder style radiator. Part tiled walls.

### BEDROOM 2

9' 9" x 8' 6" (2.97m x 2.59m) Further spacious double bedroom with Upvc double glazed window to rear aspect with outlook over the village with Topsham and Woodbury Common beyond. Coved ceiling. Radiator.

### BEDROOM 3

9' 9" x 5' 10" (2.97m x 1.78m) Upvc double glazed window to rear aspect with outlook over the village with Topsham and Woodbury Common beyond. Coved ceiling. Radiator.

### BATHROOM

6' 5" x 6' 2" (1.96m x 1.88m) Upvc double glazed window to rear aspect with obscure glass. Coloured suite comprising; low level w.c, pedestal hand wash basin and bath with tiled surround and mixer shower over. Coved ceiling. Part tiled walls. Radiator. Light with shaver point.

## OUTSIDE

### FRONT

Attractive open front garden with large deep borders stocked with an abundance of mature plants and shrubs. Paved pathway and two steps with railing lead down to front entrance. Further paved pathway to gated side access. Driveway to side offering parking for one vehicle leading to an attached single garage.

### GARAGE

17' 4" x 9' 3" (5.28m x 2.82m) Up and over door to generous sized attached single garage with light and power. Eaves storage. Window and pedestrian door to garden.

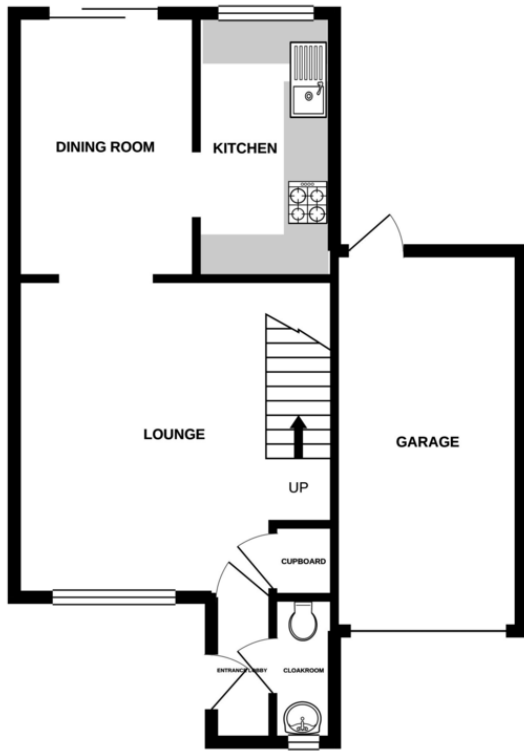
### REAR GARDEN

A beautifully presented and well tended generous sized level rear garden, tastefully landscaped to incorporate; a paved patio, raised sun terrace and level lawn edged with well stocked borders, plus two side garden areas - one with pathway to rear of garage and fitted garden shed and another block paved garden area with gated access to the front.

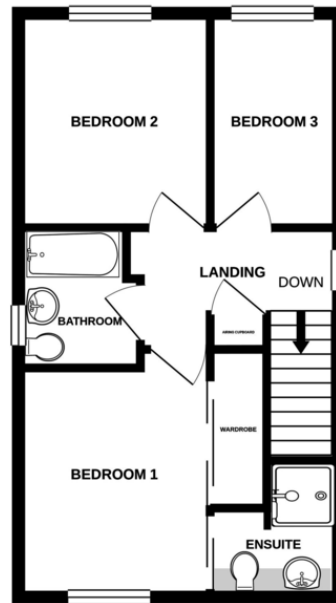




GROUND FLOOR

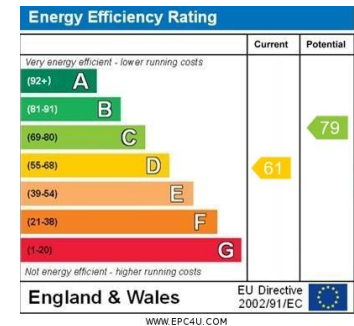


1ST FLOOR



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