



West of 

Glebelands

Exminster

Offers in excess of £450,000

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Exminster

O.I.E.O. £450,000

A highly versatile detached bungalow situated on a large plot in a popular cul-de-sac of bungalows close to the centre of the village of Exminster and all amenities. This superb property offers light and spacious accommodation featuring; large double aspect living room, separate dining room leading into a large conservatory, modern kitchen, downstairs bathroom, ground floor double bedroom with en-suite shower room, large utility room, cloakroom and 5th bedroom/study. On the first floor are three further good sized bedrooms. There is a large front garden to the front of the property with driveway parking for a number of vehicles leading to a single garage, and to the rear is a further large garden. Chain Free.

Highly versatile detached chalet style bungalow | Five bedrooms | Large double aspect living room | Spacious dining room leading to a large conservatory | Modern kitchen and large separate utility room | Two ground floor bedrooms - one with en-suite | Three first floor bedrooms | Ground floor bathroom | Large gardens to front and rear, single garage and ample parking | Chain Free

PROPERTY DETAILS:

APPROACH

Upvc glass panel door to entrance hallway.

ENTRANCE HALLWAY

Spacious L shape entrance hallway with stairs to first floor. Recess spotlights. Wall mounted Callidus electric radiator. Door to understair storage cupboard. Further door to further storage cupboard. Doors to living room, dining room, and bathroom. Doorway to kitchen.

LIVING ROOM

15' 9" x 13' 9" (4.8m x 4.19m) (max) Lovely spacious double aspect living room with Upvc double glazed windows to front and side aspect. Wall mounted Dimplex Quantum electric night storage heater. TV and telephone points.

DINING ROOM

12' 9" x 9' 8" (3.89m x 2.95m) Further spacious room with Upvc double glazed window to side aspect and opening through to the conservatory. Door to airing cupboard housing the hot water tank and shelving.

CONSERVATORY

11' 9" x 9' 9" (3.58m x 2.97m) Large Upvc constructed conservatory with double glazed windows to side and rear aspect with outlook over the garden, and Upvc double glazed french doors to garden. Tiled floor. Light and power points.

KITCHEN

9' 8" x 8' 8" (2.95m x 2.64m) Attractive modern kitchen with Upvc double glazed window to rear aspect with outlook over the garden. Modern fitted kitchen with a range of base, wall and drawer units in high gloss white finish. Roll-edge worktop with inset stainless steel sink. Integral eye level electric oven and microwave. Inset ceramic hob with splash panel and cooker hood over. Space and plumbing for dishwasher. Alcove cupboard with power point which is perfect for a free-standing fridge/freezer. Concealed worktop and kick plinth lighting. Recess spotlights. Wall mounted Dimplex electric night storage heater. Door to inner hallway.



BATHROOM

5' 7" x 5' 3" (1.7m x 1.6m) Upvc double glazed window to rear aspect with obscure glass. White suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround, glass screen and electric shower. Fully tiled walls. Chrome ladder style electric heater. Extractor fan. Tiled floor.

INNER HALLWAY

Small inner hallway with coat hanging space. Sliding door to bedroom 5/study/office and part glazed door to utility room.

BEDROOM 5/STUDY/OFFICE

10' 9" x 6' 6" (3.28m x 1.98m) Useful multi-use room with Upvc double glazed window to front aspect. Wall mounted Callidus electric radiator. TV and telephone points.

UTILITY ROOM

20' 0" x 7' 9" (6.1m x 2.36m) (max) Large utility room (which could be transformed into a kitchen area for an annexe). Long fitted worktop with matching upstand and inset stainless steel sink. Matching high gloss white base units, plus space and plumbing for washing machine and dryer, and further appliance space. Part glazed Upvc door to front access and Upvc glass door to rear garden. Two ceiling lanterns. Recess spotlights. Doors to cloakroom and bedroom 4.

CLOAKROOM

3' 0" x 2' 8" (0.91m x 0.81m) Upvc double glazed window to side aspect with obscure glass. White low level w.c.

BEDROOM 4

11' 9" x 9' 6" (3.58m x 2.9m) (plus deep door recess) Light and spacious double aspect bedroom with Upvc double glazed windows to side and rear aspect with outlook over the garden. Recess spotlights. TV point. Wall mounted Dimplex Quantum electric night storage heater. Door to en-suite.

EN-SUITE SHOWER ROOM

5' 6" x 3' 9" (1.68m x 1.14m) Upvc double glazed window to side aspect with obscure glass. Pedestal hand wash basin and glass sliding door to large shower enclosure with mixer shower. Chrome electric ladder style radiator. Recess spotlights.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to first floor landing with Upvc double glazed window to side aspect. Doors to bedrooms.

BEDROOM 1

14' 7" x 13' 2" (4.44m x 4.01m) (max - with some height restriction) Bright double aspect double bedroom with Upvc double glazed window to front and side aspects. Wall mounted Callidus electric radiator. TV point. Door to deep storage cupboard. Further door to eaves storage area.

BEDROOM 2

9' 7" x 7' 1" (2.92m x 2.16m) Spacious bedroom with Upvc double glazed window to front aspect. TV point. Wall mounted Callidus electric radiator.

BEDROOM 3

8' 2" x 8' 2" (2.49m x 2.49m) Further good sized bedroom with Upvc double glazed window to rear aspect with outlook over the garden. TV point. Wall mounted Callidus electric radiator. Door to large eaves storage area.

OUTSIDE

FRONT

Large enclosed front garden laid to lawn and edged with border stocked with mature plants and shrubs. Driveway offering parking for a number of vehicles leading to a single garage. Pathways leading to front door and garden access.

GARAGE

16' 9" x 9' 8" (5.11m x 2.95m) Roller door to single garage with light and power.

REAR GARDEN

A real feature of the property is the large rear garden featuring; a raised timber deck adjoining the conservatory with steps leading down to a small paved patio, leading onto a large lawned garden area edged with mature trees and shrubs. Step stone pathway leads around to a side gated access and fitted garden shed.

AGENTS NOTES:

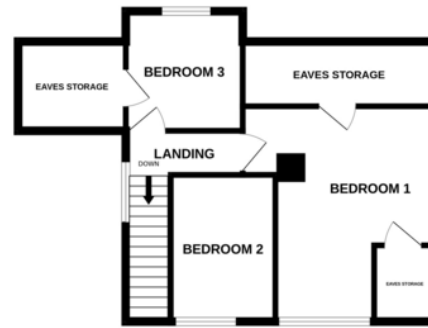
The property is Freehold
Council Tax Band: D - Teignbridge District Council



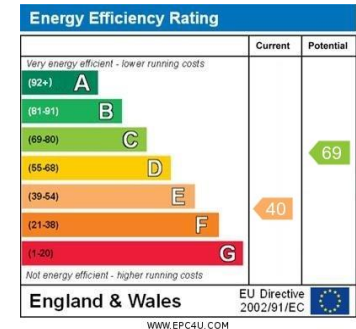
GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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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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