



West of 

Gissons

Exminster

£330,000

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Light and spacious three/four bedroom semi detached property situated in an end of cul-de-sac location in a central area of the village and enjoying some lovely views over adjoining fields and countryside. This well presented property offers versatile accommodation and features; three large reception rooms, modern fitted kitchen and conservatory. On the first floor are three good sized bedrooms and a modern bathroom. A real feature of the property is the ample parking to the front offering parking for a number of vehicles and a large south facing level garden with a timber built workshop/garden store. Chain Free

Attractive semi detached house | Three/Four bedrooms |
Three reception rooms | Modern fitted kitchen |
Conservatory | Modern bathroom | Ample off road parking
for number of vehicles | Large south facing level rear
garden with open aspect | Chain Free

PROPERTY DETAILS:

APPROACH

Part glazed Upvc front door to entrance hallway.

ENTRANCE HALLWAY

Light and spacious entrance hallway with stairs to first floor. Wood effect laminate flooring. Radiator. Door to understair cupboard. Doors to living room and further reception room.

LIVING ROOM

14' 7" x 13' 9" (4.44m x 4.19m) Light and spacious room with large Upvc leaded double glazed window to front aspect. Radiator. TV and telephone points. Part glazed door to kitchen.

KITCHEN

10' 6" x 7' 3" (3.2m x 2.21m) (max) Attractive fitted Shaker style kitchen with range of base, wall and drawer units in cream finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral electric oven and hob with modern stainless steel extractor hood over. Space and plumbing for washing machine and slimline dishwasher. Upvc double glazed window and Upvc part glazed door to conservatory. Archway to dining room/reception room.

DINING ROOM/RECEPTION ROOM

17' 0" x 11' 8" (5.18m x 3.56m) Light and spacious triple aspect room with Upvc double glazed windows to side and front aspect and two sets of Upvc sliding patio doors to side and rear aspect. Wood effect laminate flooring. Radiator. Fitted worktop with matching wall unit (to kitchen) offering a utility area. Further matching worktop/breakfast bar.



CONSERVATORY

10' 6" x 8' 4" (3.2m x 2.54m) Upvc constructed conservatory with windows to side and rear aspect, and sliding patio door to garden.

MULTI-USE ROOM/FOURTH BEDROOM/RECEPTION ROOM

12' 7" x 10' 6" (3.84m x 3.2m) Useful room with offers a multitude of uses - currently used as a childrens playroom/family room. Large Upvc leaded double glazed window to rear aspect. Radiator.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to first floor landing. Large hatch to boarded loft space with pull-down ladder. Doors to bedrooms and bathroom.

BEDROOM 1

11' 9" x 9' 9" (3.58m x 2.97m) (plus door recess) Spacious double bedroom with Upvc leaded double glazed window to front aspect. Radiator. Doors to built-in wardrobe complete with hanging rail and shelf.

BEDROOM 2

12' 2" x 8' 2" (3.71m x 2.49m) (plus door recess) Further spacious double bedroom with Upvc leaded double glazed window to rear aspect with outlook over the garden and adjoining fields. Radiator. Door to airing cupboard housing combi gas boiler.

BEDROOM 3

8' 7" x 8' 4" (2.62m x 2.54m) (some restriction due to stairs bulk-head) Good sized bedroom with Upvc leaded double glazed window to front aspect. Radiator.

BATHROOM

7' 8" x 5' 3" (2.34m x 1.6m) Attractive bathroom with modern white suite comprising; low level w.c., hand wash basin set in vanity unit with draws under and bath with tiled surround, glass folding screen and mixer shower over. Recess spotlights. Extractor fan. Chrome ladder radiator. Tile effect laminate flooring. Fully tiled walls.

OUTSIDE

FRONT

Large front garden area laid to gravel with two hardstanding areas offering ample parking for a number of vehicles. Path to front door and side gated access.

REAR GARDEN

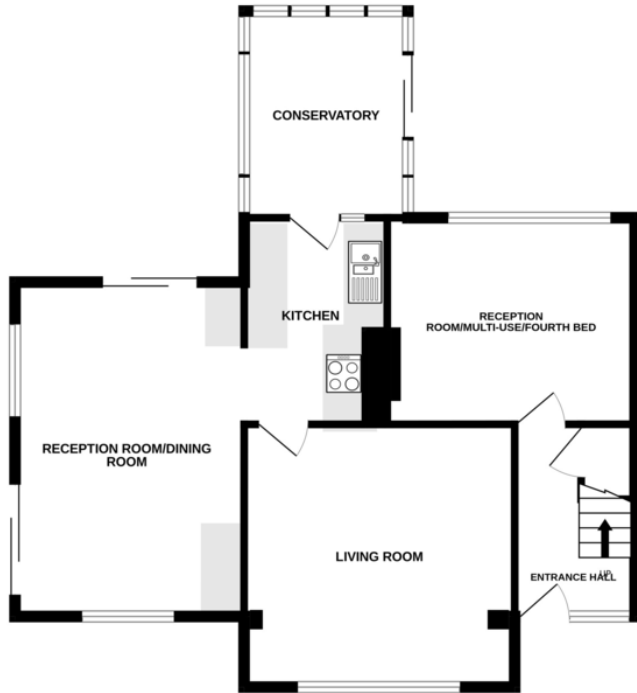
Further generous sized rear garden enjoying a south facing open aspect and featuring a large raised timber decked sun terrace adjoining the rear of the property leading onto a lawned garden with an arrangement of flower borders. Large timber constructed workshop/garden store complete with light and power.

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.



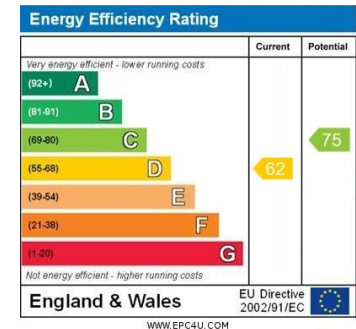
GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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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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