



Attractive three bedroom mid terrace cottage situated in a semi rural location on the outskirts of Exminster and enjoying wonderful views over surrounding countryside. This lovely double fronted property features; a spacious dining room leading through to the living room with fitted wood burning stove, downstairs cloakroom, useful study/office and large kitchen/breakfast room. On the first floor are three bedrooms and bathroom. The property also benefits from a large double garage and wonderful gardens. Chain Free.

Farm Cottages

Exminster Offers in excess of £340,000

West of 

Farm Cottages Exminster £340,000

Attractive mid terrace cottage | Three bedrooms | Spacious living room and dining room | Large kitchen/breakfast room | Cloakroom | Useful study/office space | Modern bathroom | Wonderful garden and use of further garden space | Large double garage | Chain Free

PROPERTY DETAILS:

APPROACH

Part glazed door to enclosed entrance porch.

ENTRANCE PORCH

Tiled floor. Coat hanging space. Window to front with obscure glass. Glazed door to dining room.

DINING ROOM

10' 9" x 9' 5" (3.28m x 2.87m) Lovely characterful room with quality wood flooring. Wall mounted Dimplex night storage heater. Doorway to useful study/office area. Door to cloakroom. Arch to living room.

OFFICE/STUDY

6' 2" x 5' 0" (1.88m x 1.52m) Useful space with matching wood floor. Upvc double glazed window to rear.

CLOAKROOM

4' 1" x 2' 9" (1.24m x 0.84m) White suite comprising; low level w.c. and pedestal hand wash basin. Tiled floor. Part wood panel and part tiled walls.

LIVING ROOM

15' 5" x 14' 3" (4.7m x 4.34m) Attractive living room with Upvc double glazed windows to front and rear aspect. Feature fireplace with slate hearth and fitted wood burning stove. Understair recess with fitted shelving. Double doors to built-in storage cupboards. Wall lighting. Stairs to first floor. Wall mounted Dimplex night storage heater. Door to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

17' 8" x 12' 2" (5.38m x 3.71m) (max) Light and spacious double aspect room with Upvc double glazed windows to side and rear aspect. Fitted kitchen with excellent range of base, wall, drawer and display units in cream finish. Wood effect worktop with tiled surround and inset acrylic sink. Integral electric double oven and hob with extractor hood over. Space and plumbing for washing machine, dishwasher and dryer. Space for freestanding fridge/freezer. Recess spotlights. Tiled floor. Decorative ceiling timbers. Wall mounted Dimplex night storage heater. Door to rear lobby.

REAR LOBBY

4' 4" x 4' 1" (1.32m x 1.24m) Matching tiled floor. Coat hanging space. Hatch to loft space. Stable door style composite door to rear access.

FIRST FLOOR

STAIRS/LANDING

Stairs from living room to first floor landing. Hatch to loft space. Upvc double glazed window to rear aspect with outlook over the gardens and countryside beyond. Doors to bedrooms and bathroom.

BEDROOM 1

12' 1" x 9' 5" (3.68m x 2.87m) (max) Spacious double bedroom with Upvc double glazed window to front aspect with wonderful outlook over surrounding countryside. Stripped wood floor. Wall mounted Dimplex night storage heater.

BEDROOM 2

11' 5" x 8' 1" (3.48m x 2.46m) (max) Further spacious double bedroom with Upvc double glazed window to front aspect with wonderful countryside views. Wall mounted Dimplex night storage heater.

BEDROOM 3

7' 7" x 7' 6" (2.31m x 2.29m) Good sized third bedroom with Upvc double glazed window to rear aspect with outlook over the gardens and countryside beyond.

BATHROOM

5' 8" x 5' 5" (1.73m x 1.65m) Modern white suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround and electric shower over. Tiled floor. Upvc double glazed window to rear aspect with obscure glass. Recess spotlights. Chrome ladder style electric radiator.

OUTSIDE

FRONT

Small front garden laid to lawn with steps and path to front door.

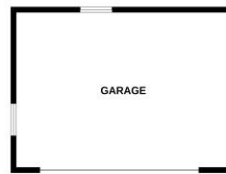
REAR

A shared driveway leads around to the rear of the terrace giving access to a large double garage. Path and steps lead to a lovely sized garden laid to lawn and edged with mature trees and hedgerow. Fitted garden shed and greenhouse. The owners also have use of a further large garden area which is arranged via a License Agreement with a small peppercorn rent.

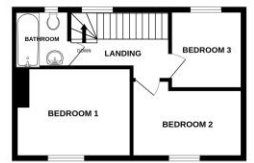
AGENTS NOTES

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

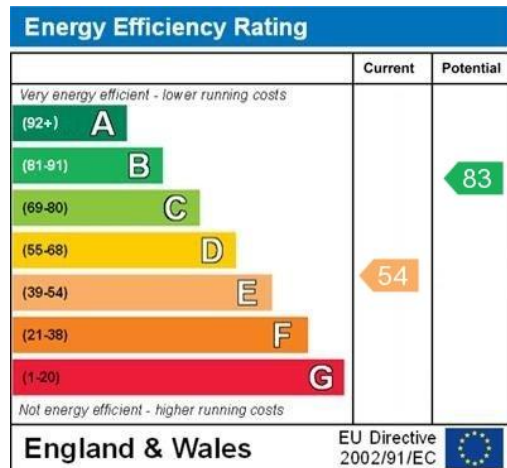
GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustration purposes only.
Drawn with Metaphor G202



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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