



Ideal first home or investment opportunity! A superb beautifully presented one bedroom coach house offering light and spacious accommodation with open plan living room, modern kitchen and bathroom and generous sized double bedroom. The property also benefits from allocated parking and a small outside enclosed storage area.

Old Quarry Drive
Exminster £180,000

West of 

Old Quarry Drive Exminster £180,000

Ideal first home or investment opportunity | Coach House style apartment | One bedroom | Open plan living room | Modern kitchen with integral appliances | Generous sized double bedroom | Modern bathroom | Double glazed and gas central heating | Allocated parking space | Outside enclosed storage area

PROPERTY DETAILS:

APPROACH

Covered entrance canopy. Composite front door to entrance hallway. Outside light.

ENTRANCE HALLWAY

Coat hanging area. Central heating radiator. Stairs to first floor.

STAIRS/LANDING

Stairs from entrance hallway to light and airy first floor landing with Upvc double glazed window to rear aspect. Hatch to loft space. Central heating radiator. Doors to lounge, bedroom and bathroom.

OPEN PLAN LIVING ROOM/KITCHEN

24' 3" x 12' 5" (7.39m x 3.78m) (max)

LOUNGE/DINING AREA

14' 2" x 12' 5" (4.32m x 3.78m) (max) Light and spacious with two Upvc double glazed windows to front aspect. Two central heating radiators. TV and telephone points. Door to large storage cupboard also housing gas combi boiler.

KITCHEN AREA

10' 1" x 8' 5" (3.07m x 2.57m) Attractive kitchen with Upvc double glazed window to front aspect. Modern fitted kitchen with range of base, wall and drawer units in high gloss white finish. Worktop with matching upstands and inset stainless steel sink. Integral electric oven and ceramic hob with cooker hood over. Integral washer/dryer and fridge/freezer.

BEDROOM

10' 7" x 10' 2" (3.23m x 3.1m) Spacious double bedroom with Upvc double glazed window to rear aspect. Central heating radiator. TV and telephone points. Sliding mirror doors to built-in double wardrobe complete with hanging rail and shelving.

BATHROOM

6' 8" x 6' 3" (2.03m x 1.91m) Upvc double glazed window to rear aspect with obscure glass. Modern white suite comprising; low level w.c., hand wash basin and bath with tiled surround, electric shower and glass shower screen. Part tiled walls. Ladder style central heating radiator. Shaver point. Recess spot lighting. Extractor fan.

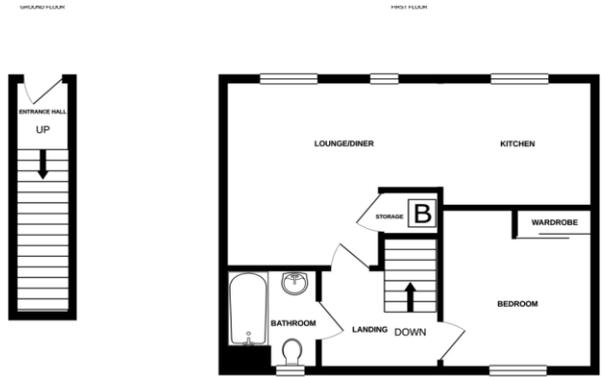
OUTSIDE

PARKING

Allocated parking space located to the rear of the property in residents car park.

OUTSIDE STORAGE AREA

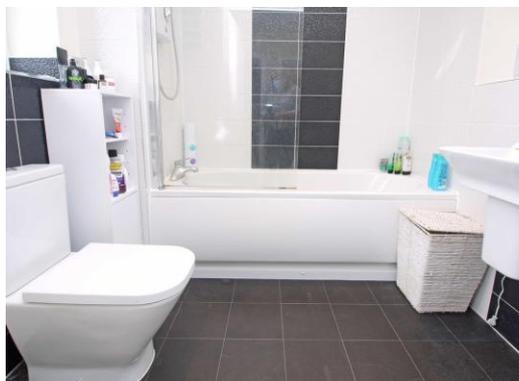
Useful outside storage space enclosed by fencing with timber storage shed.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of areas, volumes, masses and heights shown are approximate and do not constitute a guarantee of any kind. The purchaser, system and appliances shown here have not been tested and are guaranteed as best available at the time of the print. Made with MyPlan 10/2011

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B	81	81
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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