



Pretty character one bedroom cottage with garden, and situated at the end of a picturesque lane in the heart of the village of Exminster. This superb and deceptively spacious, light and airy property features; an open plan living, dining and kitchen area with feature fireplace and log burning stove, light and spacious double aspect bedroom with wonderful views over adjoining fields and countryside, modern bathroom, and generous sized level southerly facing cottage style garden.

Milbury Lane
Exminster O.I.E.O. £165,000

West of 

Milbury Lane Exminster O.I.E.O. £165,000

Pretty village cottage | One bedroom | Light and spacious open plan living space | Attractive living area with feature fireplace and log burner | Modern fitted kitchen | Bright and spacious double aspect bedroom | Bathroom with white suite | Attractive cottage style garden with southerly aspect | Perfect first home

PROPERTY DETAILS:

APPROACH

Stable style front door to enclosed entrance porch. Outside light.

ENTRANCE PORCH

Double glazed front door to cottage.

OPEN PLAN LIVING ROOM & KITCHEN

21' 0" x 11' 10" (6.4m x 3.61m) (max)

LOUNGE/DINING AREA:

13' 0" x 11' 10" (3.96m x 3.61m) Attractive double aspect room with Upvc double glazed windows to front and rear aspect. Central heating radiator. Feature fireplace with fitted log burner on tiled hearth. Wall uplighting. Deep alcoves. Wood effect laminate flooring. TV and telephone points.

KITCHEN AREA:

8' 0" x 11' 7" (2.44m x 3.53m) Further double aspect room with Upvc double glazed window to rear aspect and window to side aspect. Modern fitted kitchen with range of base units in white finish. Worktop with inset stainless steel sink. Space for range style freestanding cooker. Recess spotlighting. Wood effect laminate flooring. Stairs to first floor.

FIRST FLOOR

STAIRS/LANDING

Stairs from kitchen area to first floor landing with Upvc double glazed window to rear aspect. Door to storage cupboard housing gas combi boiler. Hatch to loft space. Doors to bedroom and bathroom.

BEDROOM

12' 6" x 11' 5" (3.81m x 3.48m) (Plus wardrobes) Light and spacious double aspect bedroom with Upvc double glazed windows to front and rear aspect with wonderful outlook over adjoining fields and countryside. Central heating radiator. Wood effect laminate flooring. Double doors to two built-in wardrobes complete with hanging rails and shelving.

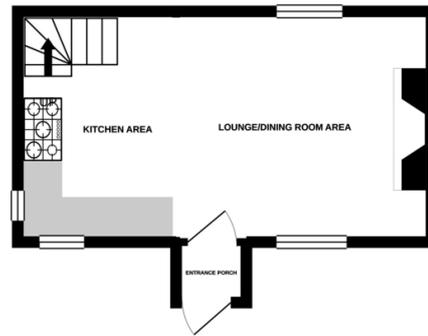
BATHROOM

8' 0" x 5' 6" (2.44m x 1.68m) Upvc double glazed window to front aspect. White suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround and mixer shower over. Ladder style central heating radiator.

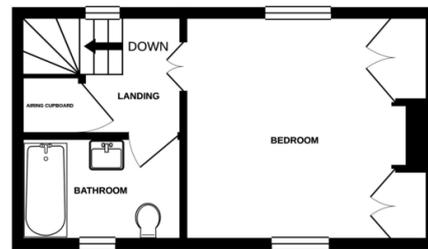
OUTSIDE

Attractive cottage style garden with a southerly aspect and laid mainly to level lawn and edged with beds and borders stocked with a variety of plants and shrubs. Delightful raised timber decked terrace - ideal for outdoor entertaining. Two timber garden sheds.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metrepro ©2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		55	78
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	59	82
England & Wales		EU Directive 2002/91/EC



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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