



West of 

Crockwells Road

Exminster

Offers in excess of £415,000

Crockwells Road

Exminster O.I.E.O. £415,000

Superb four bedroom semi-detached village home with large rear garden, wonderful open views to the rear and potential for further development (subject to consents). This lovely property features; spacious lounge and dining room, kitchen with separate utility and cloakroom. Three good sized first floor bedrooms and shower room, and a large second floor master bedroom with outstanding views over adjoining fields and countryside towards Topsham and Woodbury Common. A real feature of the property is the large level rear garden and raised decked sun terrace. To the front is parking for up to three vehicles and an attached single garage.

Superb semi detached home | Four good sized bedrooms | Spacious lounge and dining room | Kitchen with separate utility and cloakroom | Master bedroom with en-suite | Modern shower room | Raised decked sun terrace | Large level garden | Wonderful views | Must be seen!

PROPERTY DETAILS:

APPROACH

Composite front door to entrance lobby. Outside light.

ENTRANCE LOBBY

8' 7" x 3' 5" (2.62m x 1.04m) Large entrance lobby with inset core matting. Recess spotlights. Radiator. Two Upvc double glazed windows to front aspect with obscure glass. Opening through to the entrance hallway.

ENTRANCE HALLWAY

Attractive entrance hallway with wood effect laminate flooring. Radiator. Telephone point. Stairs to first floor. Door to under stair storage cupboard. Door to coat cupboard. Doors to lounge and kitchen.

LOUNGE

11' 10" x 8' 0" (3.61m x 2.44m) (max) Light and spacious room with large Upvc double glazed window to front aspect. Coved ceiling. Radiator. Modern wall mounted gas fire. TV and telephone points. Wall lighting. Opening through to the dining room.

DINING ROOM

9' 0" x 8' 0" (2.74m x 2.44m) Bright room with large Upvc double glazed french doors offering lovely views over the garden and adjoining fields. Radiator.

KITCHEN

9' 7" x 8' 0" (2.92m x 2.44m) Upvc double glazed window to rear aspect with lovely views over the garden and adjoining fields. Fitted kitchen with range of base, wall and display units in cream finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Slot in electric cooker with gas hob and extractor hood over. Coved ceiling. Doorway to useful under stair storage area. Doorway to utility room.

UTILITY ROOM

8' 4" x 7' 3" (2.54m x 2.21m) Upvc double glazed window and door to garden. Roll-edge worktop with space and plumbing under for washing machine and dryer. Space for freestanding fridge freezer. Doorway to inner lobby. Door to cloakroom.



CLOAKROOM

3' 11" x 2' 10" (1.19m x 0.86m) White low level w.c. Extractor fan.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to light and spacious first floor landing with Upvc double glazed window to side aspect with obscure glass. Stairs to second floor. Doors to bedrooms and bathroom.

BEDROOM 2

12' 1" x 10' 8" (3.68m x 3.25m) (max) Light and spacious second double bedroom with large Upvc double glazed window to front aspect. Radiator. Coved ceiling. TV and telephone points. Wood effect laminate flooring.

BEDROOM 3

11' 2" x 10' 8" (3.4m x 3.25m) (max to back of wardrobe) Further spacious double bedroom with large Upvc double glazed window to rear aspect offering wonderful outlook over the gardens and adjoining fields with Topsham and Woodbury Common beyond. Coved ceiling. Radiator. TV point. Open wardrobe space fitted with hanging, shelving and storage system.

BEDROOM 4

7' 2" x 6' 3" (2.18m x 1.91m) Upvc double glazed window to front aspect. Radiator.

SHOWER ROOM

6' 10" x 5' 10" (2.08m x 1.78m) Attractive room with Upvc double glazed window to rear aspect with obscure glass. Modern white suite comprising: low level w.c., pedestal hand wash basin and large walk-in tiled shower enclosure with glass screen and mixer shower over. Fully tiled walls. Wood effect laminate floor. Chrome ladder style radiator. Recess spotlights.

SECOND FLOOR

STAIRS/LANDING

Stairs from first floor landing to second floor landing. Velux ceiling window. Door to master bedroom.

MASTER BEDROOM

18' 2" x 13' 4" (5.54m x 4.06m) (max with some height restriction) Wonderful master bedroom with large Upvc double glazed window to rear aspect offering outstanding views over the gardens, fields and marshlands towards Topsham and Woodbury Common. Radiator. Velux ceiling window. TV and telephone points. Deep alcove storage area. Door to eaves storage. Door to en-suite.

EN-SUITE

8' 1" x 6' 3" (2.46m x 1.91m) Upvc double glazed window to rear aspect. White suite comprising: low level w.c., pedestal hand wash basin and glass folding door to tiled shower enclosure with electric shower. Tiled walls. Radiator. Recess spotlights.

OUTSIDE

FRONT

Driveway parking for up to three vehicles leading to garage. Small garden bed and further lower paved garden area. Path to front entrance and side access gate to garden.

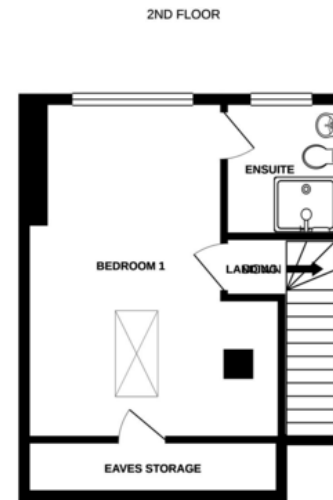
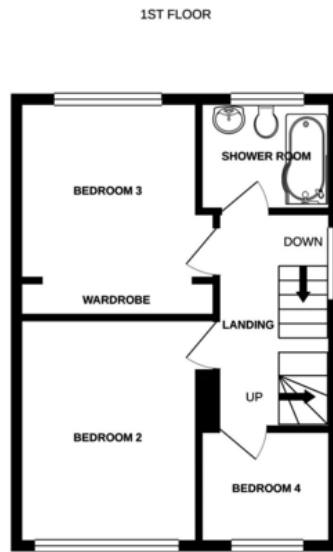
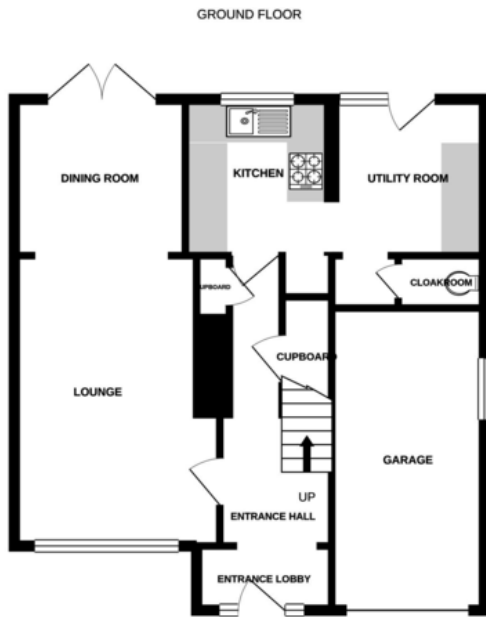
GARAGE

18' 9" x 8' 0" (5.72m x 2.44m) Up and over door to single attached garage. Light and power. Upvc double glazed window to side aspect. Wall mounted gas boiler.

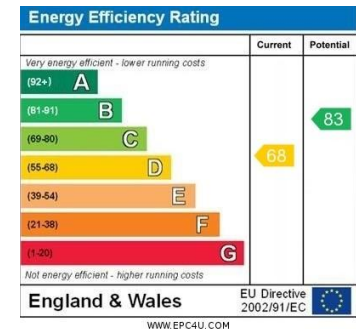
REAR GARDEN

A real feature of the property is the beautiful large garden with open aspect and adjoining fields. The garden features a large timber decked sun terrace adjoining the rear of the property with steps leading down to the main garden area laid to lawn and edged with mature plants and shrubs. Two fitted garden sheds. Doors underneath the sun terrace offer a further large storage area.





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.
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