



West of 

# Milletts Close

Exminster

Offers in excess of £400,000

# Milletts Close

Exminster O.I.E.O. £400,000

A rare opportunity to buy a large three bedroom detached bungalow situated on a large plot in a central village location. This lovely property offers light and spacious accommodation with beautiful gardens surrounding three sides of the property, plus a driveway offering parking for up to three vehicles and a single detached garage. The property is in need of some modernisation but has a lot to offer! Chain Free.

Large bungalow on large plot | Three good size bedrooms |  
Two large reception rooms | Kitchen/breakfast room |  
Lobby/Utility room | Master en-suite bedroom | Spacious  
bathroom | Wonderful gardens surrounding three sides of  
the property | Driveway parking and detached garage |  
Chain Free

## PROPERTY DETAILS:

### APPROACH

Covered entrance canopy. Double glazed front door with obscure glass to entrance lobby/utility room.

### ENTRANCE LOBBY/UTILITY ROOM

7' 10" x 5' 0" (2.39m x 1.52m) (max) Upvc double glazed window to side aspect. Space and plumbing for washing machine and dryer. Glass panel door to kitchen/breakfast room.

### KITCHEN/BREAKFAST ROOM

10' 9" x 7' 10" (3.28m x 2.39m) (max) Windows to side aspect overlooking the utility room. Fitted kitchen with range of base and wall units in cream finish with wood trim. Roll-edge worktop with inset stainless steel sink. Space for slot-in electric cooker. Space for under worktop fridge. Matching breakfast bar area. Floor standing oil fired boiler. Radiator. Door to storage cupboard. Door to inner hallway.

### INNER HALLWAY

Light and spacious L shaped inner hallway with door to lounge/dining room and glass panel doors to sitting room and further hallway. Radiator.

### LOUNGE/DINING ROOM

12' 6" x 11' 9" (3.81m x 3.58m) Large lounge/dining room with large Upvc double glazed window to rear aspect with outlook over the garden, and further double glazed window and glass panel door to garden. Two radiators. TV and telephone points. Window looking into the sitting room.



### SITTING ROOM

14' 10" x 10' 1" (4.52m x 3.07m) Further spacious double aspect room with Upvc double glazed window to rear aspect and large Upvc double glazed window and door with obscure glass to front aspect. Radiator. TV point.

### FURTHER HALLWAY

Hatch to loft space. Doors to bedrooms and bathroom.

### BEDROOM 1

11' 3" x 11' 0" (3.43m x 3.35m) (max) Light and spacious master bedroom with large Upvc double glazed window to front aspect. Radiator. Sliding doors to built-in double wardrobe complete with hanging rail and shelving. Door to en-suite.

### EN-SUITE

11' 2" x 5' 1" (3.4m x 1.55m) (max) Upvc double glazed window to side aspect with obscure glass. Coloured suite comprising; low level w.c., hand wash basin set in vanity unit with cupboards over and drawers under, and glass door to tiled shower enclosure with mixer shower over. Shaver point. Door to airing cupboard complete with shelving and small wall safe.

### BEDROOM 2

11' 0" x 9' 9" (3.35m x 2.97m) Further double bedroom with Upvc double glazed window to front aspect. Radiator. Sliding doors to built-in wardrobe complete with hanging rail and shelving.

### BEDROOM 3

9' 1" x 7' 3" (2.77m x 2.21m) Upvc double glazed window to side aspect. Radiator. Range of built-in furniture comprising; wardrobe, drawers and vanity unit.

### BATH

14' 0" x 4' 9" (4.27m x 1.45m) Large bathroom with Upvc double glazed window to side aspect with obscure glass. White suite comprising; low level w.c., bidet, pedestal hand wash basin and bath with tiled surround. Radiator. Low level storage cupboard.

### OUTSIDE

#### FRONT

Front garden area laid mainly to gravel and edged with mature borders. Path leading around to side and rear. Driveway to side offering parking for up to three vehicles leading to a single garage.

#### GARAGE

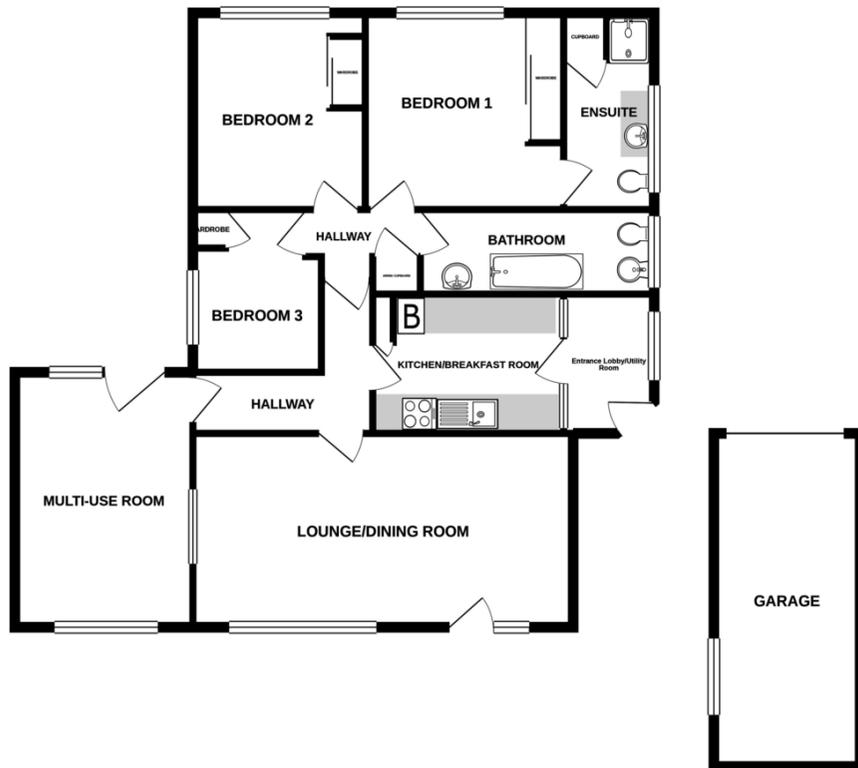
18' 8" x 8' 3" (5.69m x 2.51m) Up and over door to good sized garage with light and power. Upvc double glazed window to side aspect.

### REAR AND SIDE GARDENS

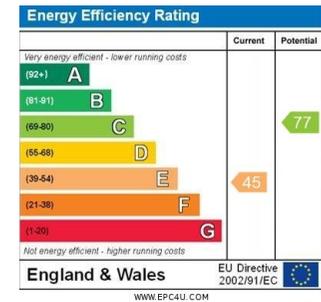
A real feature of the property is the gardens that surround the property on three sides comprising; a generous sized south/westerly facing rear garden laid to lawn and edged with mature beds and borders, paved patio and gravelled areas, path leading to a further garden area with greenhouse and garden shed and path leading around to large side garden area with an assortment of beds and borders stocked with an abundance of mature plants and shrubs. Fitted oil tank.



## GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Mergo ©2021



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



**EXETER OFFICE**  
18 Southernhay West Exeter EX1 1PJ  
Tel: 01392 833999  
enquiries@eastofexe.co.uk  
www.eastofexe.co.uk

**EAST DEVON OFFICE**  
61 Fore Street Topsham Exeter EX3 0HL  
Tel: 01392 345070  
enquiries@eastofexe.co.uk  
www.eastofexe.co.uk

**WEST OF EXE OFFICE**  
Main Road Exminster EX6 8DB  
Tel: 01392 833999  
enquiries@westofexe.co.uk  
www.westofexe.co.uk

Registered in England no. 07121967