



West of 

Minster Road

Exminster

£475,000

Minster Road

Exminster £475,000

Superb two/three bedroom bungalow situated on a large plot, close to the centre of the village and offering wonderful views. This beautifully presented property features; light and spacious living room, wonderful open plan kitchen/breakfast room, dining and family room with high vaulted ceiling and bi-fold doors opening onto the garden, playroom/possible third bedroom, utility room, master bedroom with en-suite, modern bathroom, first floor large double bedroom. The property benefits from a large driveway offering parking for a number of vehicles leading to a partly converted garage. A real feature of the property is the wonderful tastefully landscaped rear garden with paved patio areas and large lawned garden.

Superb village bungalow | Two/three bedrooms | Light and spacious living room | Wonderful open plan kitchen/breakfast room/family room with adjoining playroom/possible 3rd bedroom | Utility room | Master bedroom with en-suite | Modern bathroom | Driveway parking for number of vehicles | Partly converted garage/store | Beautifully landscaped large rear garden

PROPERTY DETAILS:

APPROACH

Covered entrance with Upvc part glazed front door to entrance hallway.

ENTRANCE HALLWAY

Attractive and spacious entrance hallway. Stairs to first floor. Large understair recess. Internal window looking through to the kitchen/breakfast room. Radiator. Recess spotlights. Doors to master bedroom, bathroom, play room and kitchen/breakfast area. Glazed door to lounge.

LOUNGE

16' 2" x 12' 0" (4.93m x 3.66m) Light and spacious room with large Upvc double glazed window to front aspect offering wonderful views over the village towards the Exe estuary and surrounding countryside. Radiator. Feature fireplace with slate hearth and fitted log burning stove. TV and telephone points.

OPEN PLAN KITCHEN/BREAKFAST/DINING & FAMILY ROOM

KITCHEN/BREAKFAST AREA

13' 2" x 13' 0" (4.01m x 3.96m) Attractive open plan room with modern fitted kitchen offering an excellent range of base, wall and drawer units in white finish. Wood effect worktop with matching upstand and inset composite sink. Integral eye level twin electric ovens. Integral fridge, freezer and dishwasher. Large central island with matching worktop with inset induction hob with modern stainless steel cooker hood over, and range of storage cupboards under and breakfast bar area. Radiator. Recess spotlights. Tile effect laminate flooring. Opening onto:



DINING/FAMILY ROOM AREA

24' 0" x 8' 7" (7.32m x 2.62m) Wonderful bright and airy space with high vaulted ceiling and large U pvc double glazed gable windows and bi-fold doors opening onto the garden. Matching tile effect laminate flooring. Two further double glazed windows to rear aspect. Two radiators. Spotlights. Opening through to:

PLAY ROOM/POSSIBLE BED ROOM 3

12' 0" x 10' 7" (3.66m x 3.23m) Useful multi use room with large U pvc double glazed velux ceiling window. Radiator. Recess spotlights. (This room could be enclosed to form a large double third bedroom).

UTILITY ROOM

9' 5" x 8' 2" (2.87m x 2.49m) Spacious room with U pvc part glazed door to rear garden. Roll edge worktop with range of storage cupboards under and appliance space. Radiator. Coat hanging space. Space and plumbing for washing machine and dryer. Wall mounted gas boiler.

BEDROOM 1

16' 2" x 12' 0" (4.93m x 3.66m) (narrowing to 6' 7" (1.83m)) Light and spacious L shape master bedroom with large U pvc double glazed window to front aspect offering wonderful views over the village, Exe estuary and surrounding countryside. Radiator. TV point. Range of built-in storage including hanging rails and shelving. Door to en-suite.

EN-SUITE

5' 10" x 5' 5" (1.78m x 1.65m) U pvc double glazed window to side aspect with obscure glass. Modern white suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under and large walk-in tiled shower enclosure with glass screen and mixer shower over. Part tiled walls. Recess spotlights. Extractor fan. Chrome ladder style radiator. Tile effect laminate flooring.

BATHROOM

5' 7" x 5' 5" (1.7m x 1.65m) U pvc double glazed window to side aspect with obscure glass. Modern white suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under and bath with tiled surround, mixer tap and mixer shower over. Chrome ladder style radiator. Recess spotlights. Tile effect laminate flooring. Part tiled walls. Extractor fan.

FIRST FLOOR

STAIRSLANDING

Stairs from entrance hallway to first floor landing with Velux ceiling window. Door to Bedroom 2.

BEDROOM 2

17' 8" x 11' 8" (5.38m x 3.56m) (with some height restriction) Large double bedroom with three double glazed Velux ceiling windows and window overlooking the family/dining area. Recess spotlights. Radiator. Door to eaves storage. Further door to remaining loft space.

LOFT SPACE

18' 0" x 13' 0" (5.49m x 3.96m) (approx with some height restriction) Useful storage space with potential for further development.

OUTSIDE

FRONT

Tiered front garden area with beds laid to gravel and planted with a variety of shrubs. Large driveway offering parking for a number of vehicles leading to the front entrance and garage. Path around to side access.

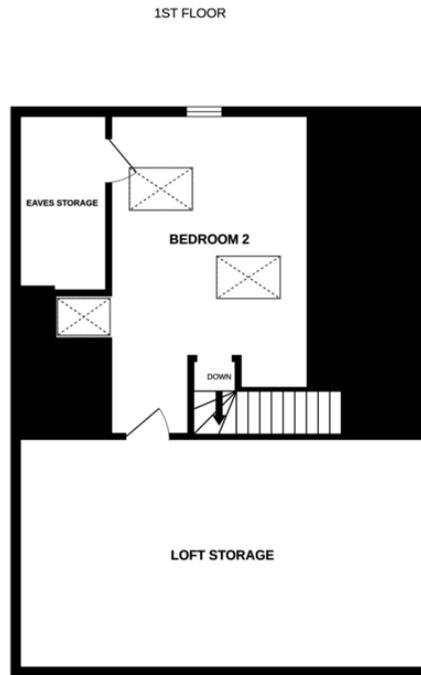
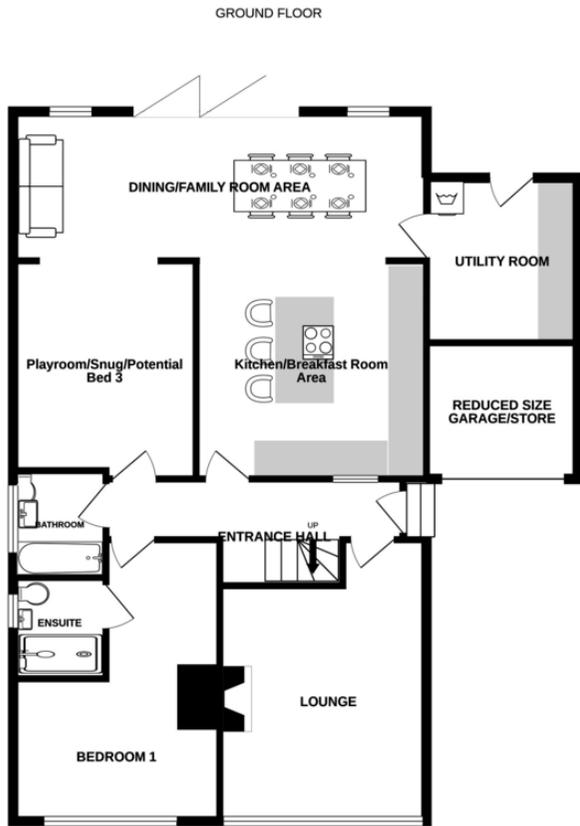
REDUCED SIZE GARAGE/STORE

8' 9" x 7' 10" (2.67m x 2.39m) Up and over door to reduced size garage. Light and power.

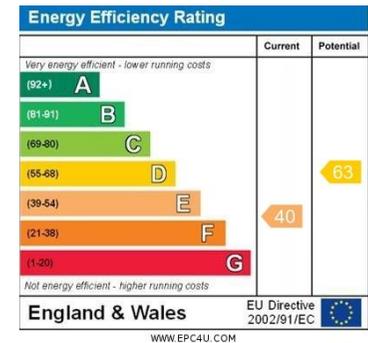
REAR GARDEN

A real feature of the property is the large and beautifully landscaped rear garden which features a large paved patio area adjoining the rear of the property with steps leading up to a further paved sun terrace enclosed by raised beds and borders. Further steps lead up to a large level lawn garden edged with mature plants and shrubs, plus a raised decked terrace and gazebo. Garden shed. Outside electric points, cold water tap and lighting. Path to side access.





Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2022



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