



This well presented three bedroom attached modern home benefits from an attractive and secure garden, garage and parking. Accommodation comprises; spacious open plan ground floor living space with french doors opening onto the garden and modern fitted kitchen, downstairs cloakroom, three good sized bedrooms - master bedroom with en-suite and family bathroom. Convenient and quiet location on the outskirts of the village and offering good connections to the city of Exeter, wonderful estuary/river walks and coast.

Sentrys Orchard  
Exminster O.I.E.O. £345,000

West of 

# Sentrys Orchard Exminster O.I.E.O. £345,000

Attractive modern home | Three good sized bedrooms |  
 Spacious open plan living space | Modern fitted kitchen |  
 Downstairs cloakroom | Master bedroom with en-suite |  
 Modern bathroom | Attached single garage | Driveway parking  
 for one vehicle | Attractive rear garden

## PROPERTY DETAILS:

### APPROACH

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

### ENTRANCE HALLWAY

Attractive entrance hallway with tiled floor and stairs to first floor. Radiator. Telephone point. Doors to living room and cloakroom.

### CLOAKROOM

6'8" x 3'6" (2.03m x 1.07m) Upvc double glazed window to front aspect with obscure glass. Modern white suite comprising; low level w.c. and pedestal hand wash basin. Radiator. Tiled floor. Fitted shelving.

### OPEN PLAN LIVING ROOM

27'0" x 15'7" (8.23m x 4.75m) (max)

### LIVING/DINING ROOM AREA

16'2" x 15'7" (4.93m x 4.75m) Superb double aspect room with Upvc double glazed window to side aspect and Upvc double glazed French doors and windows to rear aspect with outlook over the garden. Two radiators. TV and telephone points. Door to under stairs cupboard housing hot water tank. Opening through to the kitchen area.

### KITCHEN AREA

10'10" x 8'1" (3.3m x 2.46m) Modern fitted kitchen with range of base, wall and drawer units in a high gloss white finish. Worktop with matching upstand and inset stainless steel sink. Integral eye level electric oven and inset gas hob with glass splash panel and modern stainless steel cooker hood over. Integral fridge/freezer, dishwasher and washing machine. Recessed spotlighting. Concealed worktop lighting. Recess spotlights.

### FIRST FLOOR

### STAIRS/LANDING

Stairs from entrance hallway to first floor landing. Hatch to loft space. Doors to bedrooms and bathroom.

### BEDROOM 1

10'4" x 9'1" (3.15m x 2.77m) (plus deep door recess) Light and spacious master bedroom with Upvc double glazed window to front aspect. Radiator. Double doors to built-in wardrobe complete with hanging rail and shelf. Door to ensuite.

### EN-SUITE

6'8" x 5'1" (2.03m x 1.55m) Upvc double glazed window to front aspect with obscure glass. Modern white suite comprising; low level w.c., hand wash basin and glass sliding door to large walk-in tiled shower enclosure with mixer shower. Radiator. Extractor fan. Recess spotlights. Shaver point. Tiled floor.

### BEDROOM 2

10'5" x 8'10" (3.18m x 2.69m) Further spacious double bedroom with Upvc double glazed window to rear aspect with outlook over the garden. Radiator.

### BEDROOM 3

10'6" x 6'6" (3.2m x 1.98m) Upvc double glazed window to rear aspect with outlook over the gardens. Radiator. TV and telephone points.

### BATHROOM

7'0" x 5'6" (2.13m x 1.68m) (max) Upvc double glazed window to side aspect with obscure glass. Modern white suite comprising; low level w.c., hand wash basin and bath with tiled surround, glass showerscreen, mixer tap and mixer shower over. Tiled floor. Ladder style radiator. Recess spotlights.

### OUTSIDE

#### FRONT

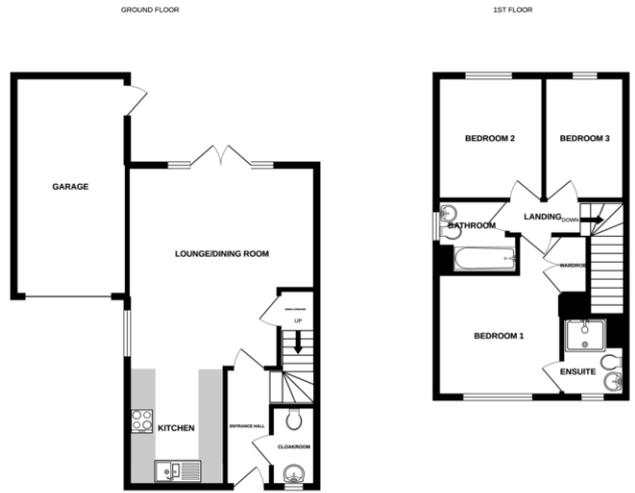
Small flower bed planted with mature plants and shrubs. Path to front door. Driveway to side offering parking for one vehicle leading to single garage.

#### GARAGE

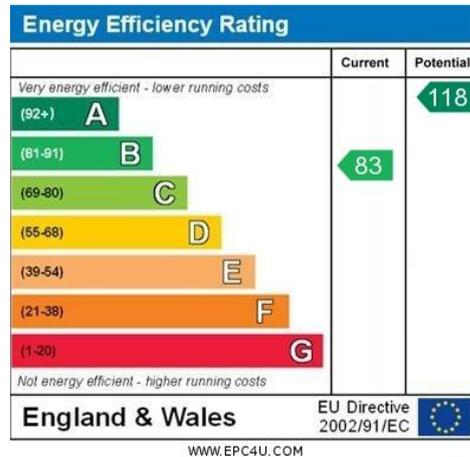
18'4" x 9'4" (5.59m x 2.84m) Up and over door to single attached garage. Light and power. Eaves storage. Part glazed pedestrian door to rear garden.

#### REAR GARDEN

Attractive rear garden with paved patio area adjoining the rear of the property leading onto a lawned garden area with decked sun terrace, and edged with borders stocked with a variety of plants and shrubs. Gate leading to rear access pathway.



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Hergo 10/2022



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