

Attractive two double bedroom semi detached property situated on a generous sized plot with potential for extending and developing (subject to consents), plus benefits from privately owned solar panels achieving a good yearly yield. This well presented home is located in a much sought after residential area of Exminster, with good access to all village amenities and features; light and spacious double aspect living room, further spacious kitchen/dining room, two double bedrooms and modern shower room. Both gardens to front and rear are of a generous size, plus driveway parking for up to two vehicles.

Oak Close

Exminster

£280,000

West of 

Oak Close Exminster £280,000

Attractive village home | Two double bedrooms | Light and spacious double aspect living room | Further spacious kitchen/dining room | Modern fitted kitchen | Modern shower room | Generous sized front garden | Driveway parking for up to two vehicles | Generous sized level rear garden | Privately owned solar panels

PROPERTY DETAILS:

APPROACH

Covered entrance canopy. Part glazed Upvc front door to living room. Outside light.

LIVING ROOM

14' 10" x 12' 8" (4.52m x 3.86m) (max) Bright double aspect living room with Upvc double glazed windows to front and side aspect. Coved ceiling. Two radiators. Feature fireplace with fitted electric living flame effect fire on a polished slate hearth. TV and telephone points. Deep understair recess. Stairs to first floor. Glass panel door to kitchen/dining room.

KITCHEN/DINING ROOM

12' 8" x 8' 2" (3.86m x 2.49m) Further bright and spacious kitchen/dining room with Upvc double glazed windows to rear aspect and Upvc double glazed door to garden. Fitted kitchen with range of base and wall units in white grained effect finish. Worktop with tiled surround and inset stainless steel sink. Integral single electric oven and gas hob with extractor hood over. Space and plumbing for washing machine. Space for freestanding fridge/freezer. Tiled floor. Door to deep understair storage cupboard.

FIRST FLOOR

STAIRS/LANDING

Stairs from living room to first floor landing. Coved ceiling. Hatch to part boarded loft space with pull down ladder and light. Doors to bedrooms and shower room.

BEDROOM 1

12' 8" x 8' 2" (3.86m x 2.49m) (max to back of wardrobe) Spacious double bedroom with Upvc double glazed window to rear aspect with outlook over the gardens. Coved ceiling. Radiator. Sliding mirror doors to large wardrobe complete with hanging rail and shelf.

BEDROOM 2

12' 8" x 8' 2" (3.86m x 2.49m) (max) Further spacious double bedroom with Upvc double glazed window to front aspect. Coved ceiling. Radiator. Door to airing cupboard housing hot water tank and shelf.

SHOWER ROOM

6' 5" x 6' 1" (1.96m x 1.85m) Attractive modern shower room with Upvc 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 Mira electric shower and glass shower screen. Fully tiled floor and walls. Chrome ladder style radiator. Extractor fan. Recess spotlights.

OUTSIDE

FRONT

Generous sized level front garden laid to lawn and edged with hedgerows and tree. Tarmac driveway to side offering parking for up to two vehicles. Path to front door and side gate to garden.

REAR GARDEN

Further generous sized level rear garden with large block paved patio leading onto lawned garden with fitted Summer House. Outside cold water tap. Path to front access gate.

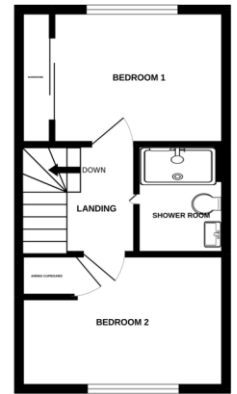
AGENTS NOTES:

The property is Freehold
Council Tax Band: C - Teignbridge District Council
Privately owned solar panels
Potential for extending/developing - subject to consents

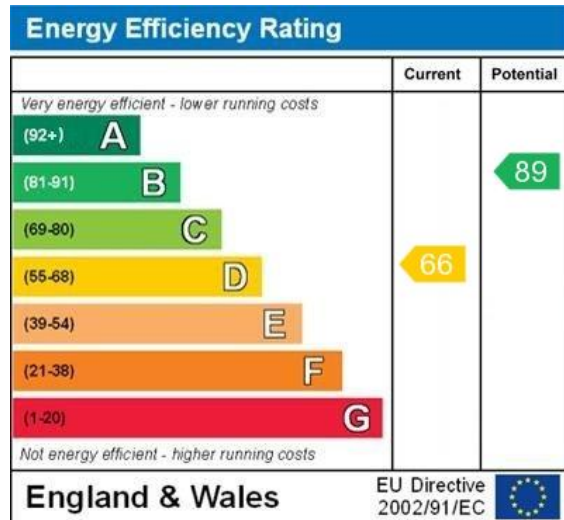
GROUND FLOOR



1ST FLOOR



Measurements are approximate. See to scale. Illustrative purposes only. View with MetreCam 2022



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