



West of **EXE**

Westfield

Exminster

£350,000

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Attractive two double bedroom bungalow situated in a quiet cul-de-sac setting and enjoying wonderful open views. The property is in need of renovation and offers potential for further development - featuring; large L-shape double aspect living/dining room, attractive kitchen, utility room, bathroom and two double bedrooms. Outside to the front is a deep open garden and a block paved driveway offering parking for a couple of vehicles with pathway leading to the side gated access to the rear garden. The rear garden benefits from a southerly open aspect over adjoining fields and is mainly laid to lawn, and also has a useful glazed workshop/potting room. Chain Free

Attractive villag bungalow | Two double bedrooms | Large L-shape double aspect living/dining room | Fitted kitchen | Utility room | Bathroom | Block paved driveway offering parking for two vehicles and single attached garage | South facing rear garden | Useful Workshop/potting room | Chain Free

PROPERTY DETAILS:

APPROACH

Light and spacious entrance hallway with doors to adjoining living room, bedrooms and bathroom. Telephone point. Door to useful cloak/storage cupboard.

LIVING/DINING ROOM

25' 0" x 18' 4" (7.62m x 5.59m) (narrowing to 11'3" (3.35m) Large light and spacious L-shaped double aspect room with large Upvc double glazed windows to front and rear aspect, plus Upvc double glazed french doors to garden. Coved ceiling. Two wall mounted electric radiators. Feature fireplace with an arrangement of shelving and fitted electric fire. Part glazed door to kitchen.

KITCHEN

10' 9" x 7' 9" (3.28m x 2.36m) Attractive kitchen with Upvc double glazed window to rear aspect with outlook over the garden. Fitted kitchen with a range of base, wall and drawer units in a high gloss light blue finish. Wood effect worktop with tiled surround and inset ceramic sink. Integral eye-level electric double oven and ceramic hob with stainless steel splash panel. Space for freestanding fridge/freezer. Concealed worktop lighting. Tiled floor. Upvc fully glazed door to utility room.



UTILITY ROOM

7' 4" x 5' 3" (2.24m x 1.6m) Useful room with Upvc double glazed window to front aspect and part glazed Upvc door to garden. Range of fitted shelving. Space and plumbing for washing machine and dryer. Extractor fan.

BEDROOM 1

14' 5" x 10' 4" (4.39m x 3.15m) Light and spacious double bedroom with large Upvc double glazed window to front aspect with wonderful views over the marsh lands and River Exe towards Topsham. Wall mounted electric radiator. Range of built-in wardrobes with matching bedside cabinets and drawer units.

BEDROOM 2

11' 1" x 10' 9" (3.38m x 3.28m) (max to back of wardrobes) Further double bedroom with Upvc double glazed window to side aspect. Wall mounted electric radiator. Range of built-in wardrobes.

BATHROOM

6' 5" x 6' 0" (1.96m x 1.83m) (plus deep door recess) Upvc double glazed window to side aspect with obscure glass. Suite comprising; white low level w.c., and coloured pedestal hand wash basin and bath with tiled surround with electric shower over. Part tiled walls. Wall mounted electric radiator/towel rail. Hatch to loft space. Door to large airing cupboard complete with hot water tank and shelving.

OUTSIDE

FRONT

Deep front garden area with blocked paved pathway and an arrangement of flower beds, plus water feature. Path to front door and side gated access to rear garden. Block paved driveway leading to the garage and offering parking for up to two vehicles.

GARAGE

15' 6" x 8' 8" (4.72m x 2.64m) Up and over door to attached single garage with light and power. Upvc pedestrian door to rear garden.

REAR GARDEN

The garden is on two levels with a low pathway that runs along the rear of the property and around to the workshop and rear of garage. Steps lead up to the main garden which is mainly laid to lawn with an arrangement of beds and borders - enjoying a southerly aspect and backs onto open fields. Useful workshop/potting room built on brick plinth with Upvc double glazed windows to sides and rear, and Upvc part glazed door.

AGENTS NOTES

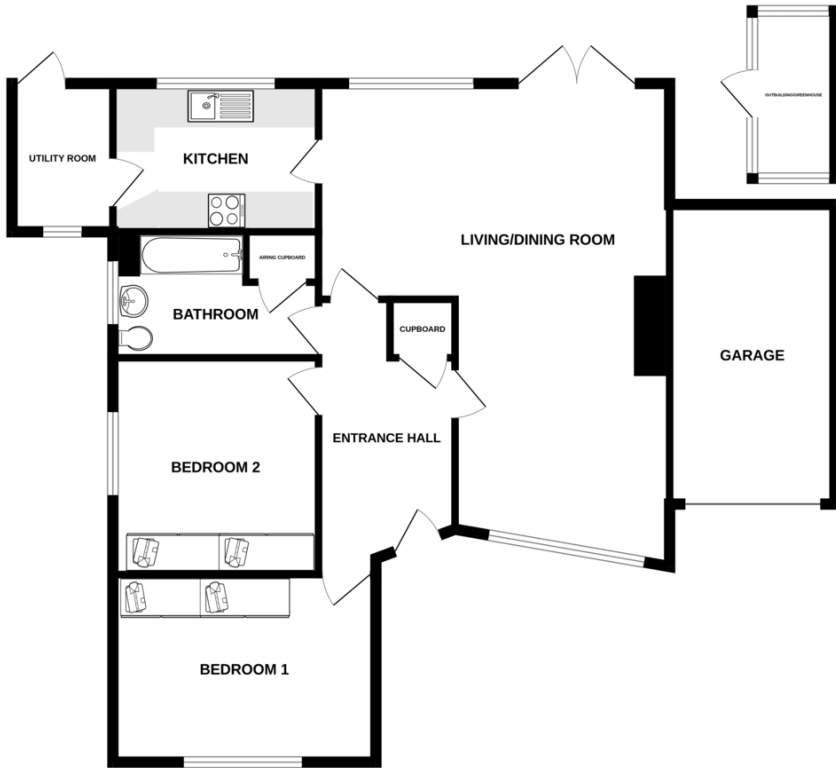
The property is Freehold

Council Tax Band - D - Teignbridge District Council

The property has some fitted solar roof panels - see Agent for further information.



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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EPC TO FOLLOW

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



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