



West of **EXE**

Crockwells Close
Exminster £399,950

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Wonderful two bedroom bungalow with a large southerly facing level rear garden, and situated in a much sought after residential area close to the centre of the village. This well presented property features; light and spacious double aspect living room, modern fitted kitchen, large garden room/conservatory, two bedrooms and modern shower room. A real feature of the property is the large rear garden which backs onto a conservation area and enjoys a southerly aspect. The property also benefits from driveway parking for a number of vehicles leading to a covered car port and attached single garage leading through to an attached useful workshop.

Wonderful village bungalow | Two bedrooms | Light and spacious double aspect living room | Large garden room/conservatory | Modern fitted kitchen | Modern shower room | Large level southerly facing rear garden | Driveway parking for up to three vehicles with car port | Single attached garage with attached workshop | Offering potential for further development

PROPERTY DETAILS:

APPROACH

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

ENTRANCE HALLWAY

Small entrance hallway with solid wood flooring. Upvc double glazed window to side aspect with obscure glass. Radiator. Coved ceiling. Sliding door to bedroom two and part glazed sliding door to living room.

LIVING ROOM

15' 2" x 14' 2" (4.62m x 4.32m) Light and spacious living room with large Upvc double glazed window to front aspect and further Upvc double glazed window to side aspect. Coved ceiling. Matching quality solid wood flooring. Feature fireplace with polished granite surround and slate hearth with modern wood burner style gas fire. Radiator. TV and telephone points.

INNER HALLWAY

Small connecting hallway to bedroom 1, shower room and kitchen. Hatch to part boarded loft space with pull-down ladder and light. Matching quality solid wood flooring.

KITCHEN

10' 5" x 9' 9" (3.18m x 2.97m) Attractive kitchen with Upvc double glazed window to rear aspect and wide Upvc fully glazed door to garden room. Fitted kitchen with range of base, wall and drawer units in light wood effect



finish. Roll-edge worktop with tiled surround and inset composite sink with mixer tap. Integral eye level electric double oven and five ring gas hob with modern stainless steel cooker hood over. Space and plumbing for dishwasher. Further under worktop appliance space. Recess spotlights.

GARDEN ROOM

16' 5" x 15' 4" (5m x 4.67m) Wonderful sized room with Upvc double glazed windows to sides and rear aspect with outlook over the garden, and french doors to the garden. Two radiators. TV and telephone points. Fully insulated and clad roof. Wall lighting.

BEDROOM 1

14' 11" x 9' 9" (4.55m x 2.97m) (max) Spacious double bedroom with Upvc double glazed window to rear aspect with outlook over the garden room. Range of quality fitted bedroom furniture comprising; wardrobes, drawer units, high level cupboards and bedside cabinets. Radiator. Alcove storage cupboard complete with shelving. Door to airing cupboard complete with shelving and radiator.

BEDROOM 2

8' 2" x 7' 0" (2.49m x 2.13m) Good sized second bedroom with Upvc double glazed window to front aspect. Range of fitted cupboards and shelving.

SHOWER ROOM

6' 5" x 5' 5" (1.96m x 1.65m) Modern bathroom with Upvc double glazed window to side aspect with obscure glass. White low level w.c., hand wash basin set in vanity unit with cupboard under and folding glass door to large shower enclosure with mixer shower. Tiled effect laminate floor. Chrome ladder style radiator. Shaver point.

OUTSIDE

FRONT

Open front garden area laid to lawn and edged with border laid to gravel with an arrangement of plants and shrubs. Paved driveway offering parking for up to three vehicles leading to a car port and attached single garage. Paved pathway to side gated access.

GARAGE & WORKSHOP

17' 0" x 8' 2" (5.18m x 2.49m) Electric controlled roller door to attached single garage with light and power. Space and plumbing for washing machine. Range of fitted worksurfaces. Wall mounted gas combi boiler. Opening through to a useful workshop (9' 8" x 8' 2" (2.95m x 2.49m) with light and power and further fitted worksurfaces and shelving. Double doors to rear garden and window to side.

REAR GARDEN

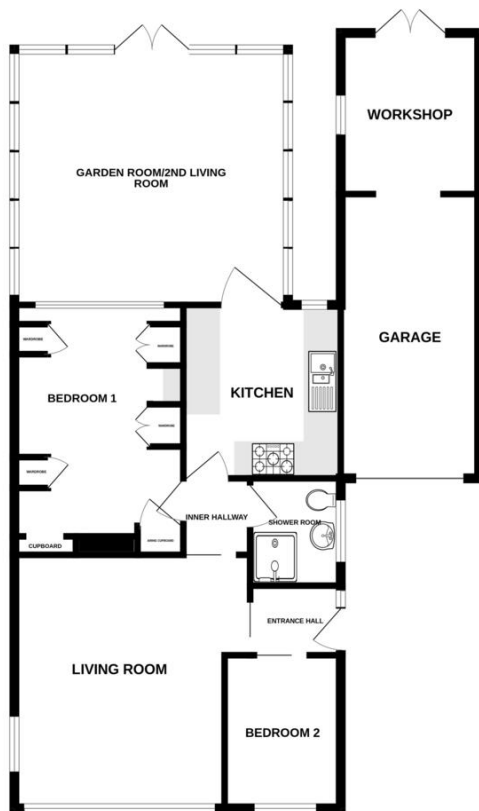
A real feature of the property is the extensive south facing rear garden with large paved patio area adjoining the rear of the property leading onto a large lawned garden area edged with a border laid to gravel and decorative stones. Two fitted garden sheds located at the bottom of the garden with light and power and further storage behind. Outside tap and power point.

AGENTS NOTES:

The property is Freehold
Council Tax Band: C - Teignbridge District Council



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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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 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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