



West of 

Crockwells Road  
Exminster      £450,000

# Crockwells Road

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Wonderful three bedroom semi detached house situated on a large corner plot, benefitting from good sized garden and some wonderful views to the front over the marshlands towards Topsham and Woodbury Common beyond. This well presented property offers spacious living accommodation featuring; spacious living room, large kitchen/breakfast room, utility room, cloakroom and second reception room/garden room. On the first floor are three good sized bedrooms and family bathroom. A real feature of the property is the aspects of the gardens that wrap around two sides of the property enjoying day long sunshine, plus driveway parking for a up to two vehicles and a single attached garage.

Attractive semi detached house on large plot | Three bedrooms | Spacious living room | Futther spacious kitchen/breakfast | Utility room and cloakroom | Large 2nd reception room/garden room | Bathroom | Driveway parking for up to two vehicles | Attached single garage | Generous sized gardens with sunny aspect

## PROPERTY DETAILS:

### APPROACH

Upvc fully glazed front door to enclosed entrance porch.

### ENTRANCE PORCH

Upvc constructed entrance porch with windows to side and front aspect with obscure glass. Tiled floor. Coat hanging space. Door to entrance hallway.

### ENTRANCE HALLWAY

Spacious entrance hallway with full height Upvc double glazed window to front aspect with obscure glass. Radiator. Stairs to first floor. Door to useful coat cupboard. Door to understair storage cupboard. Doors to living room and kitchen/breakfast room.

### LIVING ROOM

15' 8" x 10' 8" (4.78m x 3.25m) (max) Light and spacious living room with large Upvc double glazed window to front aspect with some wonderful views over the fields and marshland towards Topsham and Woodbury Common beyond. Coved ceiling. Radiator. Feature alcove. TV and telephone points. Wall lighting. Door to kitchen/breakfast room.

### KITCHEN/BREAKFAST ROOM

25' 9" x 7' 9" (7.85m x 2.36m) (plus door recess) Wonderfully spacious kitchen/breakfast room with Upvc double glazed windows to side and rear aspect overlooking the garden. Quality fitted kitchen with extensive range of base, wall and drawer units in Oak finish. Worktop with matching upstands and inset stainless steel sink with mixer tap. Integral eye level electric double oven and gas hob with modern stainless steel cooker hood over. Integral dishwasher and fridge. Matching breakfast bar area. Tile effect laminate floor. Two radiators. Opening through to garden room. Doorway to utility room.



### UTILITY ROOM

6' 2" x 4' 6" (1.88m x 1.37m) (max) Useful utility room with fitted worktop and space and plumbing for washing machine and dryer. Upvc fully glazed door to garden with obscure glass. Radiator. Door to cloakroom.

### CLOAKROOM

5' 0" x 2' 5" (1.52m x 0.74m) White low level w.c. and corner hand wash basin with tiled splash back. Matching tile effect laminate flooring. Radiator. Extractor fan.

### 2ND RECEPTION ROOM/GARDEN ROOM

16' 6" x 8' 0" (5.03m x 2.44m) Useful light and spacious room with two windows to rear aspect with outlook over the garden and Upvc double glazed sliding patio door to garden. Radiator.

### FIRST FLOOR

#### STAIRS/LANDING

Stairs from entrance hallway to light first floor landing with Upvc double glazed window to side aspect. Hatch with pull down ladder to part boarded loft space. Coved ceiling. Doors to bedrooms and bathroom.

#### BEDROOM 1

12' 2" x 10' 8" (3.71m x 3.25m) (plus wardrobe) Spacious double bedroom with large Upvc double glazed window to front aspect offering wonderful views over fields and marshland towards Topsham and Woodbury Common beyond. Radiator. Sliding mirror doors to built-in wardrobe.

#### BEDROOM 2

10' 7" x 9' 2" (3.23m x 2.79m) Further spacious double bedroom with large Upvc double glazed window to rear aspect with views over the gardens. Radiator. Mirror sliding doors to built-in wardrobe.

#### BEDROOM 3

8' 3" x 7' 2" (2.51m x 2.18m) Good sized single bedroom with Upvc double glazed window to front aspect with views over fields and marshland towards Topsham and Woodbury Common beyond. Radiator.

#### BATHROOM

6' 1" x 5' 9" (1.85m x 1.75m) Upvc double glazed window to rear aspect with obscure glass. White suite comprising; low level w.c. and hand wash basin set in vanity unit, and bath with tiled surround and mixer shower. Radiator. Extractor fan.

#### OUTSIDE

##### FRONT

Large open front garden laid to lawn and edged with flower border. Driveway parking for up to two vehicles. Path to front door. Double gates to side garden.

##### GARAGE

14' 4" x 7' 9" (4.37m x 2.36m) Up and over door to single attached garage with light and power. Upvc fully glazed door to side. Wall mounted gas boiler.

##### SIDE/REAR GARDENS

Generous sized gardens wrap around the side and rear of the property and enjoy a sunny easterly, southerly and westerly aspect. The garden features paved patio areas leading to a lawned area edged with flower borders. Fitted garden shed. Outside lighting.

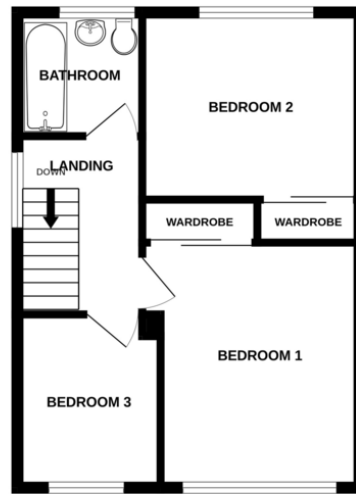
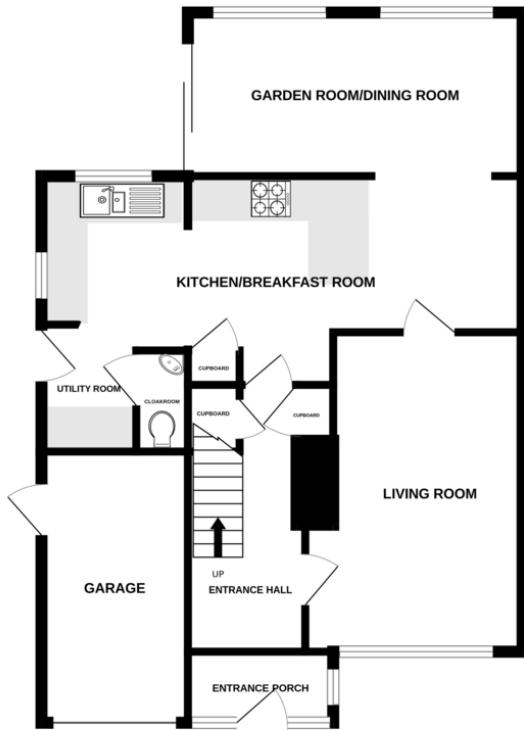
##### AGENTS NOTES:

The property is Freehold.  
Council Tax Band: D - Teignbridge District Council



GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2023

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	85
(69-80)	C	
(55-68)	D	68
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
<small>WWW.EPC4U.COM</small>		



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