



West of 

Sentrys Orchard
Exminster £425,000

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Desirable double fronted three bedroom detached house situated in a popular residential area of the village and enjoying some wonderful views over the adjoining fields and marshes towards Topsham and beyond. This superb property offers light and spacious living accommodation featuring; light and spacious double aspect living room, further spacious kitchen/dining room, downstairs cloakroom/utility, master bedroom with en-suite and modern bathroom. The property has a lovely southerly facing enclosed garden, driveway parking for one vehicle and single garage.

Attractive modern home | Three generous sized bedrooms | Light and spacious double aspect living room | Further spacious kitchen/dining room | Modern fitted kitchen | Cloakroom/utility | Master bedroom with en-suite | Modern bathroom | Enclosed southerly facing rear garden | Driveway parking and garage

PROPERTY DETAILS:

APPROACH

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

ENTRANCE HALLWAY

Spacious entrance hallway with stairs to first floor. Understair recess. Radiator. Telephone point. Doors to kitchen/dining room, living room and cloakroom.

CLOAKROOM

7' 3" x 5' 7" (2.21m x 1.7m) (max) Modern white suite comprising; low level w.c. and pedestal hand wash basin. Radiator. Extractor fan. Part tiled walls. Worktop with space and plumbing under for washing machine. Door to cupboard housing hot water tank.

LIVING ROOM

15' 6" x 10' 5" (4.72m x 3.18m) (plus bay window) Wonderful light and spacious double aspect living room with feature bay window to front aspect and Upvc double glazed window to side offering lovely views over the adjoining countryside and beyond towards Topsham. Two radiators. Feature wood panelled wall. TV and telephone points.

KITCHEN/DINING ROOM

15' 6" x 11' 5" (4.72m x 3.48m) (plus bay) Further light and spacious double aspect kitchen/dining room with feature bay window to front aspect and Upvc double glazed window to side aspect with outlook over the garden. Radiator. Attractive fitted Shaker style kitchen with range of base, wall and drawer units in light grey finish. Worktop with matching upstand and inset stainless steel sink. Integral eye-level double electric oven and gas hob with glass splash panel and stainless steel cooker hood over. Integral fridge, freezer and dishwasher. Recess spotlights. Concealed worktop lighting. Upvc double glazed french doors to garden.



FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to spacious first floor landing with Upvc double glazed window to front aspect. Radiator. Doors to bedrooms and bathroom.

BEDROOM 1

12' 3" x 9' 0" (3.73m x 2.74m) (plus bay window) Spacious master bedroom with feature bay window to front aspect. Radiator. TV and telephone points. Feature wood panelled wall. Double doors to built-in wardrobe complete with hanging rail and shelf. Hatch to loft space. Door to en-suite.

EN-SUITE

7' 0" x 5' 2" (2.13m x 1.57m) Modern white suite comprising; low level w.c., pedestal hand wash basin and glass sliding door to large walk-in tiled shower enclosure with mixer shower. Tiled floor. Ladder style radiator. Recess spotlights. Extractor fan. Shaver point. Part tiled walls.

BEDROOM 2

10' 9" x 8' 7" (3.28m x 2.62m) (plus bay window) Further spacious double bedroom with feature bay window to front aspect and Upvc double glazed window to side aspect offering wonderful views over adjoining countryside towards the marshes and Topsham beyond. Radiator. TV and telephone points.

BEDROOM 3

10' 9" x 6' 9" (3.28m x 2.06m) Good sized bedroom with Upvc double glazed window to side aspect offering wonderful views over the adjoining countryside towards the marshes and Topsham beyond. Radiator. TV and telephone points.

BATHROOM

6' 9" x 6' 2" (2.06m x 1.88m) Modern bathroom with part tiled walls. White suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround, glass screen and mixer shower. Recess spotlights. Extractor fan. Ladder style radiator. Tiled floor.

OUTSIDE

FRONT

Small open front garden areas laid to gravel and further open side garden area laid to gravel and planted with various plants. Path to front door.

GARAGE AND PARKING

Tarmac driveway offering parking for one vehicle leading to single garage (18' 4" x 9' 1" (5.59m x 2.77m) with up and over door. Light and power. Hatch opening to eaves storage area.

SIDE GARDEN

Attractive enclosed garden featuring a large paved patio area adjoining the side of the property with step up to a lawned garden area edged with borders stocked with a variety of plants and shrubs. Path and steps leading to gated access. Outside tap. Narrow side passage laid to gravel and useful for further storage space.

AGENTS NOTES:

The property is Freehold.

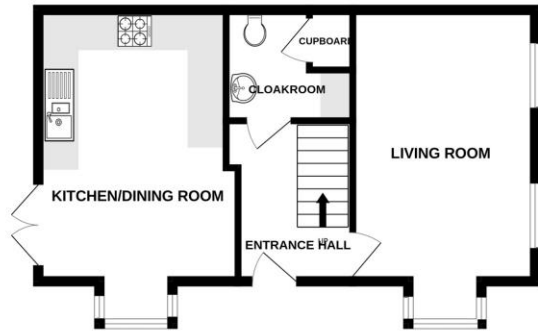
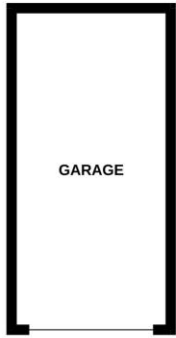
Council Tax Band: E - Teignbridge District Council

Green space maintenance charge of approx. £300 per year



GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		115
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(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>			

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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