



Beautifully presented three bedroom home situated in a highly popular residential area of Exminster, with easy access to all village amenities, city of Exeter and coast. This deceptively spacious property features; light and spacious living room, further spacious kitchen/dining room with modern fitted kitchen, and cloakroom. On the first floor are three good sized bedrooms - master with en-suite and a modern bathroom. The property benefits from a well tended level rear garden enjoying a southerly aspect and a garage located under a nearby coach house with one parking space in front.

The Buntings
Exminster £350,000

West of 

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Attractive modern home | Three bedrooms | Light and spacious living room | Further spacious kitchen/dining room | Modern fitted kitchen | Downstair cloakroom | Master bedroom with en-suite | Modern bathroom | Well tended southerly facing rear garden | Garage and parking

PROPERTY DETAILS:

APPROACH

Covered entrance canopy. Composite front door to entrance lobby.

ENTRANCE LOBBY

Entrance lobby with wood effect laminate floor. Radiator. Coat hanging space. Doors to living room and dining room.

CLOAKROOM

4' 8" x 3' 3" (1.42m x 0.99m) Modern white suite comprising: low level w.c. and pedestal hand wash basin with tiled splashback. Radiator. Tiled floor. Extractor fan.

LIVING ROOM

18' 0" x 14' 1" (5.49m x 4.29m) Attractive living room with Upvc double glazed sash window to front aspect. Two radiators. Feature fireplace with ornate mantle, polished granite inset and hearth with fitted electric coal effect fire. TV and telephone points. Stairs to first floor. Door to deep storage cupboard. Door to kitchen/dining room.

KITCHENDINING ROOM

14' 1" x 9' 6" (4.29m x 2.9m) Light and spacious kitchen/dining room with Upvc double glazed window to rear with outlook over the garden and Upvc sliding patio door to garden. Modern fitted kitchen with range of base, wall and drawer units in high gloss white finish. Polished granite worktop with matching upstand and inset Cople stainless steel sink with carved drainer. Integral electric double oven and gas hob with glass splash panel, and stainless steel extractor hood over. Integral fridge/freezer. Space and plumbing for washing machine. Tiled floor. Matching wall unit housing gas combi boiler.

FIRST FLOOR

STAIRS/LANDING

Stairs from living room to first floor landing. Hatch to loft space. Doors to bedrooms and bathroom.

BEDROOM 1

11' 8" x 9' 2" (3.56m x 2.79m) (max) Light and spacious master bedroom with Upvc sash window to front aspect with pleasant outlook over the green and grounds of Devington Park beyond. Radiator. Telephone point. Double doors to built-in wardrobe complete with hanging rail and shelf. Door to en-suite.

EN-SUITE

4' 8" x 4' 7" (1.42m x 1.4m) Attractive en-suite with modern white suite comprising: low level w.c., hand wash basin set in vanity unit and glass sliding doors to tiled shower enclosure with mixer shower with large fixed head and further handset. Tiled floor. Chrome ladder style radiator. Extractor fan. Shaver point. Upvc double glazed sash window to front aspect with obscure glass.

BEDROOM 2

11' 8" x 8' 0" (3.56m x 2.44m) (max) Further spacious double bedroom with Upvc double glazed window to rear aspect. Radiator. Double doors to built-in wardrobe complete with hanging rail and shelf.

BEDROOM 3

8' 3" x 5' 9" (2.51m x 1.75m) Good sized single bedroom with Upvc double glazed window to rear aspect. Radiator. Double doors to built-in wardrobe complete with hanging rail and shelf.

BATHROOM

7' 7" x 5' 2" (2.31m x 1.57m) Modern white suite comprising: low level w.c., pedestal hand wash basin and bath with tiled surround. Radiator. Tiled floor. Extractor fan. Shaver point. Part tiled walls.

OUTSIDE

FRONT

Wrought iron gate leads to pretty enclosed front garden area with paved path to No 8 and No 10, large low maintenance flowerbed laid to gravel with a variety of plants and shrubs. Tarmac shared driveway leads around to the side where the garage can be found located under a coach house with one parking space in front.

GARAGE

18' 3" x 8' 3" (5.56m x 2.51m) Up and over door to generous sized garage with light and power.

REAR GARDEN

Well tended level rear garden enjoying a southerly aspect featuring a paved patio area adjoining the rear of the property leading onto a lawned garden edged with raised beds stocked with an abundance of plants and shrubs. Step stone pathway leads down through the garden to a gravelled pathway and gated access to the parking area.

AGENTS NOTES:

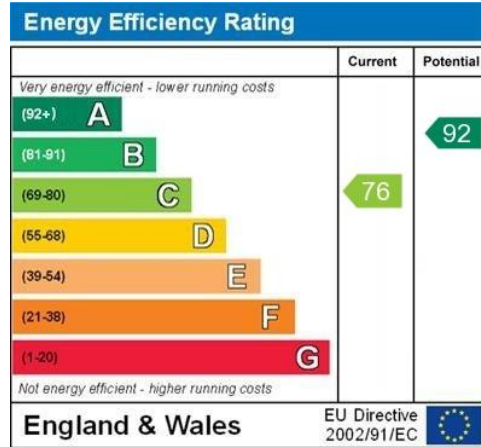
The property is Freehold.

Council Tax Band: C - Teignbridge District Council

There is an annual maintenance charge for the upkeep of the green spaces -



Measurements are approximate. Not to scale. Illustrations prepared only. Made with MyPlan 2023



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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