



Attractive two double bedroom mid terrace house situated in a small cul-de-sac in a highly sought after area of Exminster, and within easy reach of all the village amenities, city of Exeter, coast and major road network. This lovely property features; spacious living room, further spacious kitchen/dining room, two double bedrooms and bathroom. Outside to the front of the property is two allocated parking spaces and to the rear an enclosed low maintenance garden. Chain Free

Sentrys Orchard
Exminster £250,000

West of 

Sentrys Orchard Exminster £250,000

Attractive mid terrace house | Two double bedrooms |
 Spacious living room | Light and spacious kitchen/dining room
 | Bathroom | Enclosed low maintenance rear garden | Two
 allocated parking spaces | Gas central heating | Upvc double
 glazing | Chain Free

PROPERTY DETAILS:

APPROACH

Covered entrance canopy. Part glazed Upvc front door to entrance hallway.

ENTRANCE HALLWAY

Small entrance hallway with stairs to first floor. Coved ceiling. Radiator. Coat hanging space. Inset mat door to living room.

LIVING ROOM

15' 3" x 9' 4" (4.65m x 2.84m) (max) Spacious living room with Upvc double glazed window to front aspect. Coved ceiling. Two radiators. TV and telephone points. Door to understair cupboard. Door to kitchen/dining room.

KITCHEN/DINING ROOM

12' 9" x 8' 7" (3.89m x 2.62m) Light and spacious room with Upvc double glazed window to rear aspect with outlook over the garden and Upvc part glazed door to garden. Fitted kitchen with range of base and wall units in a cream finish edged with wood effect trim. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral electric single oven and gas hob with extractor hood over. Wall mounted gas combi boiler. Space and plumbing for washing machine. Space for freestanding fridge/freezer. Radiator. Tiled floor.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to first floor landing. Hatch to loft space. Doors to bedrooms and bathroom.

BEDROOM 1

12' 8" x 9' 3" (3.86m x 2.82m) (max to back of wardrobe) Light and spacious double bedroom with Upvc double glazed window to front aspect. Radiator. Sliding mirror doors to built-in wardrobe complete with hanging rail and shelving.

BEDROOM 2

12' 8" x 8' 2" (3.86m x 2.49m) (max) Further double bedroom with Upvc double glazed window to rear aspect with outlook over the garden. Radiator. TV point. Door to cupboard with shelving and radiator.

BATHROOM

6' 5" x 6' 3" (1.96m x 1.91m) Coloured suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround, mixer tap with shower head attachment and folding glass screen. Radiator. Part tiled walls. Extractor fan.

OUTSIDE

FRONT

Small open front garden area laid to gravel with path and step to front entrance.

PARKING

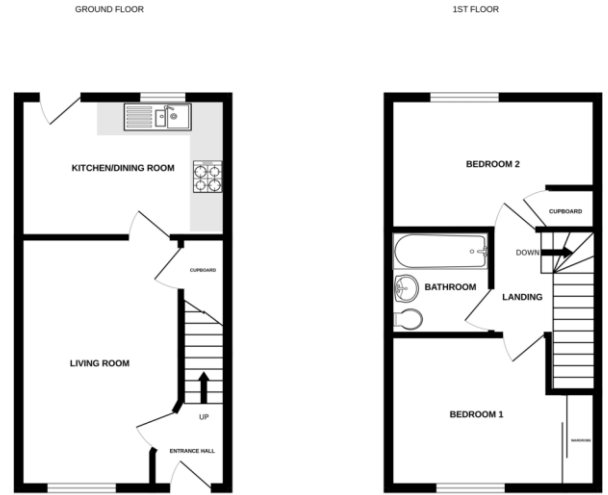
Two allocated parking spaces located in front of the property.

REAR GARDEN

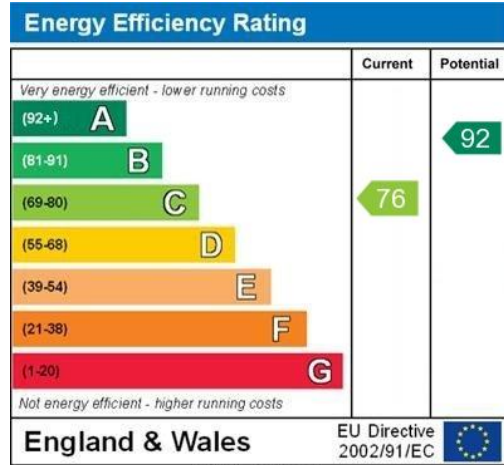
Enclosed low maintenance garden featuring; paved patio leading onto a gravelled garden area. Path and step lead to a further garden area laid to paving plus fitted garden shed. Gate to rear access.

AGENTS NOTES:

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



Measurements are approximate. Not to scale. Illustrations prepared only.
 Made with Metaphor 02123



WWW.EPC4U.COM



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