



West of 

Crockwells Road
Exminster £340,000

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Attractive two bedroom bungalow situated at the end of a quite cul-de-sac in a highly popular residential area of the village, with easy access to all local amenities, city of Exeter, coast and major road network. This well presented property features; modern fitted kitchen, bright and spacious living room with large picture window, two double bedrooms - one currently used as a dining room and modern bathroom. Outside to the front of the property is driveway parking for up to three vehicles leading to an attached single garage, and to the rear is a lovely enclosed garden with a wonderful open aspect with views over to Topsham and Woodbury Common beyond.

Attractive bungalow | Two double bedrooms | Large light and spacious living room | Modern fitted kitchen | Modern bathroom | Attached single garage | Oil fired central heating | Attractive enclosed rear garden | Driveway parking for three vehicles | Single attached garage

PROPERTY DETAILS:

APPROACH

Car port Canopy with Upvc glass panel door to entrance hallway.

ENTRANCE HALLWAY

Full height Upvc double glazed window to side aspect with obscure glass. Radiator. Part glazed door to living room. Doorway to kitchen.

KITCHEN

8' 9" x 7' 0" (2.67m x 2.13m) Attractive kitchen with Upvc double glazed window to front aspect. Fitted kitchen with range of base, wall and drawer units in light wood effect finish. Roll-edge worktop with tiled surround and inset acrylic sink. Integral eye level single electric oven and electric hob with extractor hood over. Integral fridge and freezer. Recess spotlights.

LIVING ROOM

15' 0" x 14' 4" (4.57m x 4.37m) (max) Light and spacious living room with large Upvc double glazed picture window to front aspect. Radiator. Wood effect laminate flooring. Wall lighting. Built-in shelving unit. TV and telephone points. Doorway to inner hallway.

INNER HALLWAY

Small hallway area with wood effect laminate flooring. Hatch to part boarded loft space with pull down ladder. Doors to bedrooms and bathroom.



BEDROOM 1

13' 6" x 9' 9" (4.11m x 2.97m) (max) Further light and spacious room with large Upvc double glazed window with lovely outlook over the garden and marshland beyond towards Topsham and Woodbury Common. Range of built-in bedroom furniture comprising; wardrobes, high level cupboards, bedside units and drawers. TV point. Door to airing cupboard complete with hot water tank and shelving.

BEDROOM 2

10' 3" x 10' 3" (3.12m x 3.12m) Further spacious double bedroom with Upvc double glazed door to garden and Upvc double glazed full height window to rear aspect. Radiator. Wood effect laminate flooring.

BATHROOM

6' 8" x 5' 4" (2.03m x 1.63m) Upvc double glazed window to side aspect with obscure glass. Coloured suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround, glass screen and electric shower over. Shaver point. Ladder style radiator. Fully tiled walls and floor.

OUTSIDE

FRONT

Open front garden area laid to lawn with a variety of plants and shrubs. Driveway parking for up to two cars with covered car port area leading to single attached garage.

GARAGE

16' 8" x 8' 1" (5.08m x 2.46m) Up and over door to single garage with light and power. Space and plumbing for washing machine. Upvc double glazed window to the rear. Upvc part glazed door to rear garden.

REAR GARDEN

Good sized enclosed split level rear garden with raised timber decked sun terrace adjoining the rear of the property with steps leading down to a lawned garden area edged with flower borders. Fitted Greenhouse. Covered oil fired boiler. Roller door to narrow covered storage area housing the oil tank.

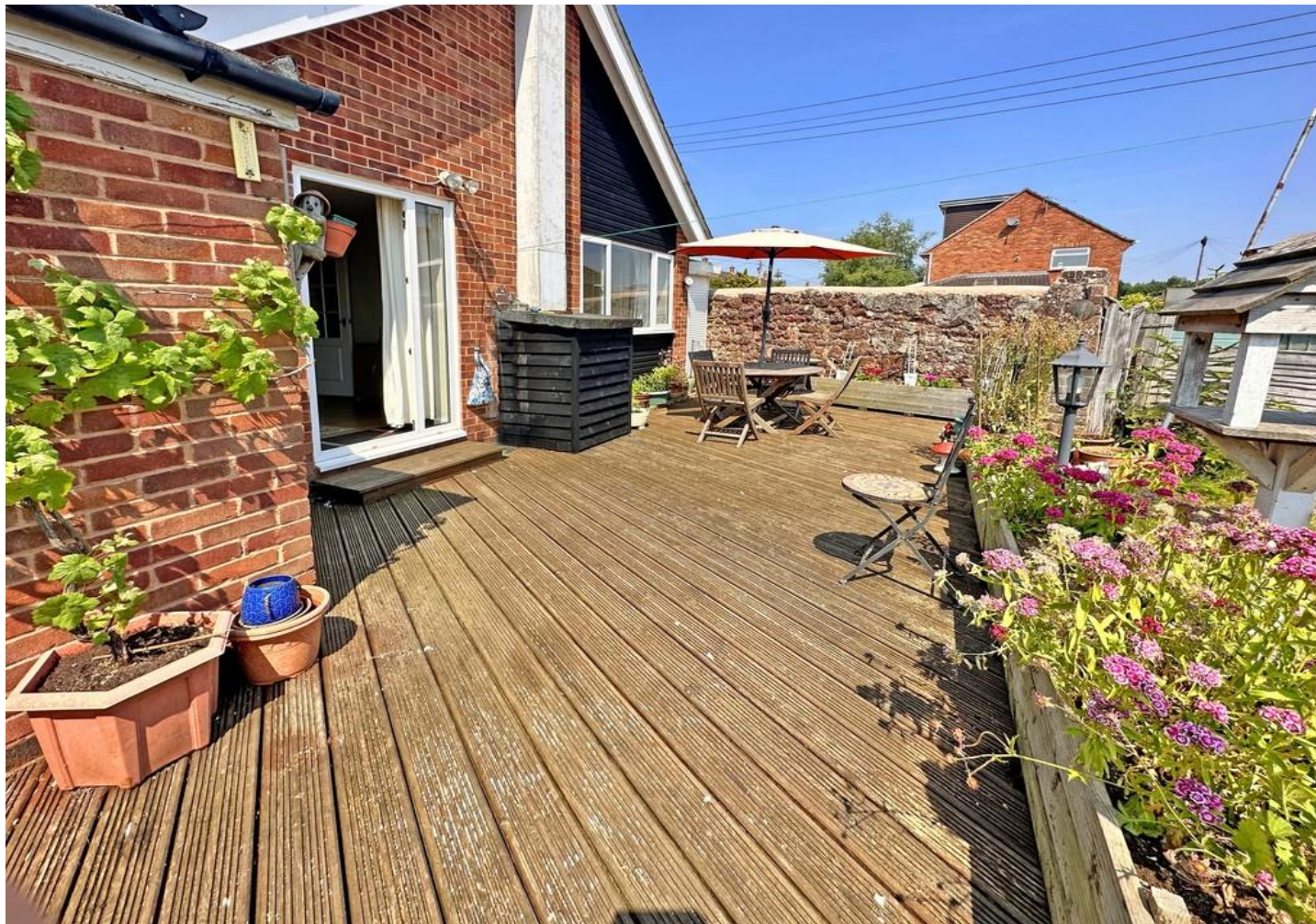
AGENTS NOTES:

The property is Freehold.

Council Tax Band: C - Teignbridge District Council

The property has oil fired central heating.

The property has fitted solar panels which is covered under a 25 year lease from 2012 and are fully maintained by the Leasing company Green Nation Home Solar.



GROUND 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		95
(81-91)	B		
(69-80)	C	73	
(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>			



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