



West of 

Sentrys Orchard
Exminster £325,000

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Attractive four bedroom semi detached house situated in a quiet cul-de-sac location within the popular village of Exminster. This well presented property features; light and spacious living room, further spacious kitchen/dining room, downstairs cloakroom and conservatory. On the first floor are three bedrooms - master with en-suite and bathroom, and on the second floor a further spacious bedroom. Outside to the front of the property is a driveway offering parking for one vehicle leading to a single attached garage, and to the rear is an attractive split level garden with large paved patio adjoining the property with steps leading to a further garden area laid to gravel.

Attractive semi detached house | Four bedrooms | Light and spacious living room | Spacious kitchen/dining room | Downstairs cloakroom | Conservatory | Master bedroom with en-suite | Bathroom | Enclosed rear garden | Garage and parking for one vehicle

PROPERTY DETAILS:

APPROACH

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

ENTRANCE HALLWAY

Small entrance hallway with ceramic tiled floor. Coved ceiling. Stairs to first floor. Radiator. Glass panel door to living room. Door to cloakroom.

CLOAKROOM

6' 0" x 2' 7" (1.83m x 0.79m) Upvc double glazed window to front aspect with obscure glass. White suite comprising; low level w.c. and hand wash basin set in vanity unit with cupboard under. Radiator. Matching ceramic tiled floor.

LIVING ROOM

14' 1" x 12' 1" (4.29m x 3.68m) (max) Light and spacious living room with Upvc double glazed window to front aspect. Coved ceiling. Radiator. TV and telephone points. Glass panel doors to kitchen/dining room.

KITCHEN/DINING ROOM

15' 5" x 9' 8" (4.7m x 2.95m) (max) Further spacious room with Upvc double glazed window to rear aspect with outlook over the garden and Upvc double glazed sliding patio door to conservatory. Attractive kitchen with excellent range of base and wall units in light wood effect finish. Roll-edge worktop with tiled surround and inset composite sink. Space for slot-in gas cooker with extractor hood over. Space and plumbing for dishwasher. Space for free standing fridge/freezer. Matching deep breakfast bar area with cupboards under. Extractor fan. Door to deep under stair cupboard.

CONSERVATORY

7' 8" x 7' 4" (2.34m x 2.24m) Upvc constructed conservatory with large Upvc double glazed french doors to the garden and Upvc double glazed windows to rear and side aspects. Wall lighting.



FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to first floor landing. Stairs to second floor. Door to airing cupboard complete with shelving and radiator. Doors to bedrooms and bathroom.

BEDROOM 1

9' 8" x 9' 1" (2.95m x 2.77m) Spacious double bedroom with Upvc double glazed window to front aspect. Radiator. Telephone point. Range of fitted bedroom furniture comprising; wardrobes and bedside cabinets. Door to en-suite.

EN-SUITE

6' 0" x 5' 5" (1.83m x 1.65m) Upvc double glazed window to front aspect with obscure glass. White suite comprising; low level w.c., hand wash basin and glass sliding door to tiled shower enclosure with electric shower. Ladder style radiator. Extractor fan. Light with shaver point.

BEDROOM 2

9' 4" x 9' 1" (2.84m x 2.77m) (max) Further double bedroom with Upvc double glazed window to rear aspect. Radiator.

BEDROOM 3

9' 2" x 6' 0" (2.79m x 1.83m) Single sized bedroom with Upvc double glazed window to rear aspect. Radiator.

BATHROOM

6' 6" x 6' 4" (1.98m x 1.93m) Upvc double glazed window to side aspect with obscure glass. White suite comprising; low level w.c., hand wash basin and bath with tiled surround, folding glass screen and mixer tap with shower head attachment. Part tiled walls. Ladder style radiator. Extractor fan.

SECOND FLOOR

STAIRS/LANDING

Stairs from first floor landing to light second floor landing with Velux ceiling window and door to fourth bedroom.

BEDROOM 4

11' 6" x 10' 5" (3.51m x 3.18m) (max with some height restriction) Spacious double bedroom with two Velux windows. Doors to eaves storage. Door to large storage cupboard complete with hanging rail and light.

OUTSIDE

FRONT

Small open front garden area laid to gravel and paved pathway to front door. Tarmac driveway to side offering parking for one vehicle leading to an attached single garage.

GARAGE

18' 3" x 9' 1" (5.56m x 2.77m) Up and over door to attached single garage with light and power. Space and plumbing for washing machine.

REAR GARDEN

Pretty enclosed two tiered rear garden enjoying a southerly aspect and a good deal of privacy. The garden features a paved patio area adjoining the rear of the property and steps that lead up to a further garden area laid to gravel and edged with mature borders. Fitted awning offering some shading from the southerly sunshine. Pedestrian door to garage. Cold water tap.

AGENTS NOTES

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



GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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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 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	
(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
www.epc4u.com		



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