



West of 

Riviera Terrace

Exminster Offers in excess of £315,000

Riviera Terrace

Exminster O.I.E.O. £315,000

Attractive mid terrace two bedroom cottage, beautifully presented throughout and located in the highly popular village of Exminster. This superb property features; light and spacious living room with feature bay window and fitted wood burning stove, attractive dining room with stripped wood floor, kitchen/breakfast room leading through to the snug with french doors opening onto the rear garden. On the first floor are two double bedrooms and bathroom with modern white suite. The property benefits from a good size garden beautifully landscaped by the current owners to incorporate lawned garden area edged with borders leading down to a hidden garden area laid to paving and gravel - perfect for entertaining.

Attractive village cottage | Two double bedrooms | Light and spacious living room | Further spacious dining room | Kitchen/breakfast room leading through to a snug | Attractive fitted kitchen | Modern bathroom | Beautifully landscaped rear garden | Double glazed and gas central heating | Must be seen!

PROPERTY DETAILS:

APPROACH

Front door to entrance lobby.

ENTRANCE LOBBY

Light entrance lobby with high level window to front aspect. Coat hanging space. Attractive Victorian tile effect laminate floor. Part glazed door to entrance hallway.

ENTRANCE HALLWAY

L'shaped entrance hallway with stairs to first floor and doors to living room and dining room. Radiator. Matching Victorian tile effect laminate floor.

LIVING ROOM

15' 3" x 10' 5" (4.65m x 3.18m) Bright characterful room with large Upvc double glazed bay window to front aspect. Radiator. Feature fireplace with log burning stove on slate hearth. Picture rail. TV and telephone points.

DINING ROOM

15' 3" x 10' 0" (4.65m x 3.05m) (max) Further spacious room with wonderful stripped wood flooring. Feature fireplace opening with wood mantle and tiled hearth. Built-in alcove display cupboard with further cupboard under. Internal tall sash window overlooking the snug. Radiator. Door to understair storage cupboard. Door to kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM

10' 1" x 7' 4" (3.07m x 2.24m) Light and attractive kitchen/breakfast room with Upvc double glazed window to rear aspect with outlook over the garden and further Velux ceiling window. Modern Shaker style fitted kitchen with range of base, wall and drawer units in light green finish. Wood effect worktop with tiled surround and inset stainless steel sink. Integral electric single oven and gas hob. Space and plumbing for washing machine and dishwasher. Matching wide wood effect breakfast bar area. Attractive quality wood effect herringbone pattern laminate floor. Recess spotlights. Opening through to.....

THE SNUG

10' 1" x 6' 6" (3.07m x 1.98m) Further light and spacious room with Upvc double glazed french doors to garden and further Velux ceiling window. Matching quality wood effect herringbone pattern laminate flooring. Radiator.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to first floor landing. Hatch with pull down ladder to part boarded loft space, with light and Velux window. Doors to bedrooms and bathroom.

BEDROOM 1

15' 3" x 10' 5" (4.65m x 3.18m) (max to back of wardrobes) Attractive spacious double bedroom with Upvc double glazed window to front aspect. Radiator. Feature fireplace with wood mantle and inset Victorian style cast iron inset and grate. Range of built-in wardrobes and cupboards. Feature wood panelled wall.

BEDROOM 2

13' 1" x 6' 9" (3.99m x 2.06m) Further spacious double bedroom with tall sash window to rear aspect with outlook over the gardens and village beyond towards St Martins church. Radiator.

BATHROOM

7' 9" x 7' 8" (2.36m x 2.34m) Light and spacious bathroom with Upvc double glazed window to rear aspect with obscure glass. White suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround, mixer taps/shower head attachment and glass shower screen. Chrome ladder style radiator. Door to storage cupboard. Fully tiled walls and floor.

OUTSIDE

FRONT

Paved pathway to front door and pretty open cottage style garden laid to gravel beds planted with variety of shrubs. A shared access to the rear is located at the far end of the terrace.

REAR GARDEN

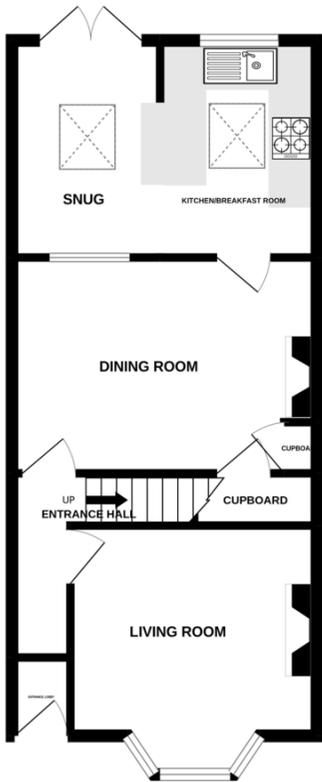
Beautifully landscaped and maintained rear garden comprising of; lawned area with step stones leading down the garden, small decked sun terrace and at the far end a lovely hidden garden laid to attractive paving and gravelled areas - perfect for entertaining and offering a good degree of privacy. Fitted garden shed. (There is a gated right of way for No 10 to cross the rear of the property along the pathway that leads around to the front).

AGENTS NOTES

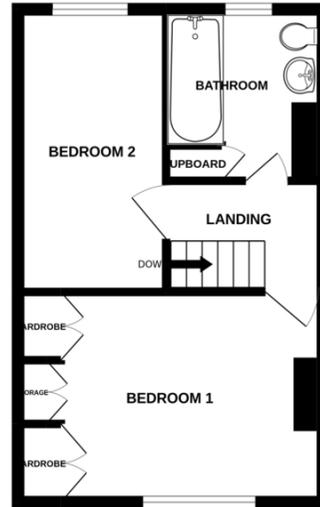
Property is Freehold.
Council Tax Band: B - Teignbridge District Council.



GROUND FLOOR

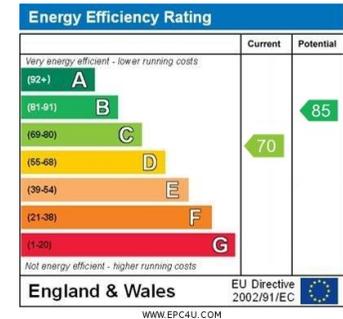


1ST FLOOR



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



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