



Attractive two double bedroom semi detached modern village home, situated in a central location with easy access to all the village amenities, city of Exeter, major road network and coast. This lovely property which has had some recent updates including, new internal front door, new boiler, new shower room, internal doors and decor features; enclosed entrance porch, spacious double aspect living room, kitchen/dining room with modern fitted kitchen, and modern shower room. Outside to the front of the property is a driveway offering parking for two vehicles and to the rear is a lovely low maintenance south/westerly facing garden with useful timber summer house.

**Holley Close**  
Exminster      £290,000

**West of** 

# Holley Close Exminster £290,000

Attractive modern semi detached house | Two double bedrooms |  
 Light and spacious double aspect living room | Further spacious  
 kitchen/dining room | Modern fitted kitchen | Modern bathroom | Gas  
 Central heating | Enclosed south/westerly facing rear garden |  
 Driveway parking for two vehicles | Useful garden Summer House

## PROPERTY DETAILS:

### APPROACH

Part glazed composite front door to enclosed entrance porch.

### ENCLOSED ENTRANCE PORCH

Useful porch with space for coat and shoe storage. Two high level Upvc double glazed windows to front and side. Core matting. Newly installed Upvc double glazed front door to living room.

### LIVING ROOM

15' 2" x 12' 9" (4.62m x 3.89m) (max) Spacious double aspect room with Upvc double glazed window to front and side aspects. Coved ceiling. Two radiators. Stairs to first floor. Large understair recess. TV and telephone points. New part glazed door to kitchen/dining room.

### KITCHEN/DINING ROOM

12' 9" x 8' 2" (3.89m x 2.49m) Further light and spacious room with Upvc double glazed window to rear aspect with outlook over the garden and Upvc double glazed french doors to the garden. Modern fitted kitchen with range of base and wall units in a cream finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Space and plumbing for washing machine. Integral electric single oven and gas hob with extractor hood over. Door to understairs cupboard with shelving. Space for freestanding fridge freezer. Matching wall unit housing new Ecotech Vaillant gas combi boiler.

### FIRST FLOOR

#### STAIRS/LANDING

Stairs from living room to first floor landing. Coved ceiling. Hatch to loft space. Newly fitted doors to bedrooms and bathroom.

#### BEDROOM 1

12' 9" x 8' 3" (3.89m x 2.51m) (max to back of wardrobe) Spacious double bedroom with Upvc double glazed window to rear aspect. Coved ceiling. Radiator. Sliding mirror doors to built-in wardrobe complete with hanging rail and shelf.

#### BEDROOM 2

12' 9" x 8' 1" (3.89m x 2.46m) (max) Further spacious double bedroom with Upvc double glazed window to front aspect. Coved ceiling. Radiator. Range of quality built-in bedroom furniture comprising of; wardrobes, bedside cabinet, drawers and high storage cupboards. Door to airing cupboard complete with hot water tank and shelf.

#### SHOWER ROOM

6' 6" x 6' 6" (1.98m x 1.98m) Upvc double glazed window to side aspect with obscure glass. Newly fitted modern white suite comprising; low level w.c. and hand wash basin set in vanity unit with cupboard under, and large walk-in tiled shower enclosure with large fixed over head mixer shower and further handset. Full tiled walls. Chrome ladder style radiator. Wall mounted mirror fronted bathroom cabinet and further cupboard. Recess spotlights. Extractor fan.

### OUTSIDE

#### FRONT

Level front garden area laid to lawn and enclosed by picket style fence with gate and path to front door. Further pathway leads down the side to a gated access to the rear garden. Block paved driveway offering parking for up to two vehicles.

#### REAR GARDEN

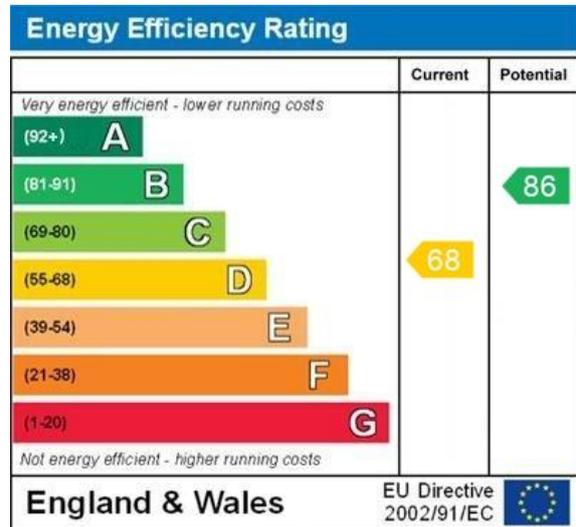
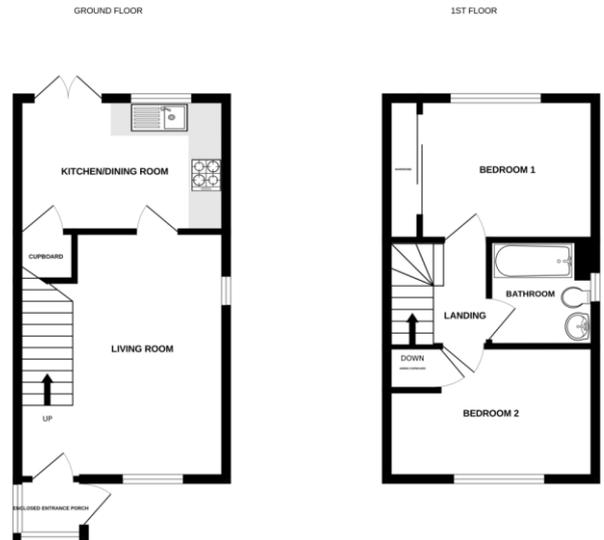
Attractive low maintenance rear garden enjoying a south/westerly aspect and laid to slate chippings with two raised flower beds leading to a Summer House.

#### SUMMER HOUSE

11' 4" x 7' 4" (3.45m x 2.24m) Good sized space offering a multitude of uses with windows to front and side, plus french doors opening onto a decked front terrace. Light and power.

### AGENTS NOTES:

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



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