



West of 

Spurfield Cottages
Exminster £340,000

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Wonderful character three bedroom cottage located in the centre of the highly sought after village of Exminster, with easy access to all amenities and benefitting from off-road parking and garage. This beautiful property offers lots of characterful features including; exposed beams and timbers, large stone fireplace with wood burning stove. The property features a good sized living room, leading through to the kitchen and dining room, useful utility room and downstairs shower room. On the first floor are three good sized bedrooms, useful multi-use room and bathroom. Outside to the rear of the property is a lovely enclosed courtyard garden leading to further lawned garden, driveway and large garage.

Wonderful character cottage | Three good sized bedrooms | Spacious living room with large stone fireplace | Kitchen leading onto the dining room | Useful utility room | Downstairs shower room | Modern bathroom | Useful multi-use room | Courtyard garden leading to lawned garden | Large detached garage

PROPERTY DETAILS:

APPROACH

Covered entrance canopy. Upvc front door to living room.

LIVING ROOM

19' 7" x 13' 7" (5.97m x 4.14m) (max) Wonderful characterful room with exposed beams and timbers. Upvc double glazed window to front aspect. Feature stone fireplace with large oak beam mantle and heath, with fitted log burning stove. TV and telephone points. Stairs to first floor. Understair recess. Wall lighting. Radiator. Glass panel door to kitchen.

KITCHEN

14' 8" x 8' 9" (4.47m x 2.67m) (max) Attractive kitchen with Upvc double glazed window to side aspect. Fitted kitchen with excellent range of base, wall and drawer units in an oak effect finish. Worktop with tiled surround and inset stainless steel sink. Space for slot-in electric cooker with induction hob, and extractor hood over. Space for freestanding fridge/freezer. Exposed timbers. Recess spotlights. Telephone point. Two steps up to the dining room. Door to utility room.

DINING ROOM

9' 1" x 8' 0" (2.77m x 2.44m) Light and spacious double aspect room with Upvc double glazed window to side aspect and Upvc french doors to the garden. Matching wood effect laminate flooring. Fireplace recess with tiled hearth and fitted coal effect gas fire. TV point.

UTILITY ROOM

8' 1" x 5' 1" (2.46m x 1.55m) (max) Useful utility room with fitted worktop and matching base unit to kitchen, with space and plumbing for washing machine. Coat hanging space. Matching wood effect laminate flooring. Small window to rear. Door to shower room.



SHOWER ROOM

6' 2" x 5' 1" (1.88m x 1.55m) Double glazed window to rear aspect with obscure glass. White suite comprising; low level w.c., corner hand wash basin with tiled splash back and glass folding door to tiled shower enclosure with mixer shower. Tiled floor. Extractor fan.

FIRST FLOOR

STAIRS/LANDING

Stairs from living room to first floor landing with Upvc double glazed window to side aspect. Radiator. Hatch to boarded loft space with pull-down ladder. Doors to bedrooms 1 and 2, plus door to useful study/multi-use room.

BEDROOM 1

16' 8" x 10' 3" (5.08m x 3.12m) (max) Spacious double bedroom with Upvc double glazed window to front aspect with deep sill. Radiator. Exposed ceiling timbers.

BEDROOM 2

10' 6" x 7' 6" (3.2m x 2.29m) (with some height restriction) Further spacious double bedroom with Upvc double glazed window to side aspect. Radiator.

STUDY/MULTI-USE ROOM

11' 1" x 8' 0" (3.38m x 2.44m) Useful room which lends itself well for a study/office area with high level window. Radiator. Telephone point. Two steps down to inner hallway.

INNER HALLWAY

Door to airing cupboard complete with hot water tank and shelving. Doors to bathroom and bedroom 3.

BEDROOM 3

10' 2" x 7' 9" (3.1m x 2.36m) (max with some height restriction) Good sized third bedroom with Upvc double glazed window to rear aspect with deep sill. Large exposed ceiling beam. Radiator. Door to built-in wardrobe.

BATHROOM

11' 4" x 5' 5" (3.45m x 1.65m) (some height restriction) Light and spacious bathroom with two windows to rear aspect. White suite comprising; low level w.c. and hand wash basin set in vanity unit with cupboards under, and bath with tiled surround, with mixer tap and shower head attachment. Radiator. Wall lighting. Shaver point.

OUTSIDE

FRONT

Small front garden area enclosed by brick wall. Gravelled shared access drive to side and rear.

REAR GARDEN

Pretty enclosed paved courtyard garden area with steps leading up to further garden area laid to lawn. Outside tap. Driveway parking for two vehicles leading to a large detached garage.

GARAGE

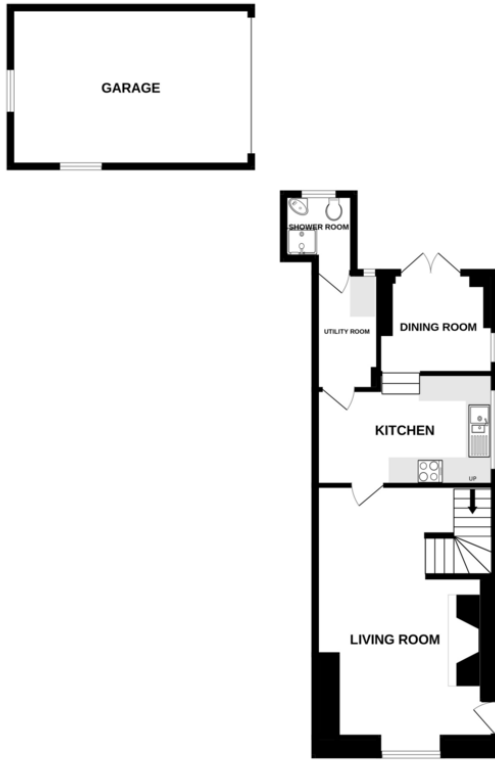
19' 0" x 12' 6" (5.79m x 3.81m) Up and over door to large detached garage with two windows to side and rear.

AGENTS NOTES:

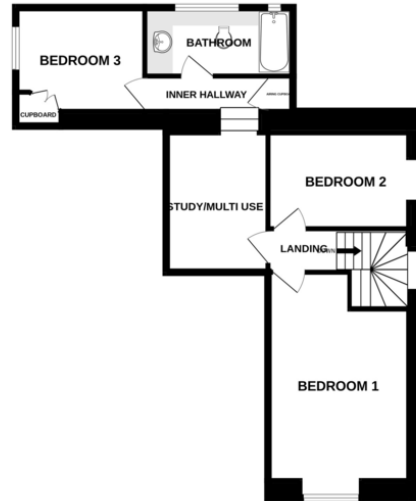
The property is Freehold.
Council Tax Band: C - Teignbridge District Council



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E		
(21-38)	F	40	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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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