



Wonderful character three bedroom village cottage, situated in a central village location and within easy reach of all amenities. This lovely property features; two reception rooms, kitchen, downstairs bathroom and useful sun room overlooking the rear garden. On the first floor are three good sized bedrooms - the master bedroom enjoys some views over the village towards the River Exe. A real feature of the property is the lovely south facing cottage style garden with gated side access.

Exe View

Exminster £305,000

West of 

Exe View Exminster £305,000

Lovely end of terrace character cottage | Three bedrooms | Two reception rooms | Kitchen | Downstair bathroom | Lovely sun room overlooking the garden | Attractive enclosed front courtyard garden with outside utility cupboard. | Wonderful south facing cottage style rear garden | Gas central heating | Close to the village centre

PROPERTY DETAILS:

APPROACH

Upvc part glazed front door to kitchen.

KITCHEN

7' 9" x 7' 1" (2.36m x 2.16m) Upvc double glazed window to side aspect. Fitted kitchen with range of base and wall units in cream finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Space for slot-in electric cooker and gas hob. Space and plumbing for dishwasher. Further under worktop appliance space. Recess spotlights. Radiator. Wall mounted gas boiler. Doors to dining room and downstairs bathroom.

BATHROOM

10' 3" x 4' 8" (3.12m x 1.42m) White suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround, with electric shower and glass shower screen. Two Upvc double glazed windows to side aspect with obscure glass and further Upvc double glazed Velux ceiling window. Tile effect laminate floor. Extractor fan. Radiator. Double doors to built-in cupboard.

DINING ROOM

12' 8" x 10' 0" (3.86m x 3.05m) (plus door recesses) Light and spacious double aspect room with Upvc double glazed windows to front and side aspect. Radiator. Stairs to first floor. Door to built-in alcove cupboard complete with shelving. Door to understair cupboard. Door to living room.

LIVING ROOM

12' 8" x 10' 9" (3.86m x 3.28m) Attractive room with Upvc double glazed window to rear aspect with outlook over the garden. Feature stone faced fireplace and hearth with open grate. Radiator. TV point. Fitted shelving. Part glazed door to lean-to.

SUN ROOM

8' 4" x 4' 1" (2.54m x 1.24m) Useful room with Upvc double glazed windows to side and rear aspect with outlook over the garden. Part glazed Upvc door to garden. Part wood panelled walls.

FIRST FLOOR

STAIRS/LANDING

Stairs from dining room to small first floor landing with stripped wood floor. Door to bedroom 1 and doorway to further hallway. Hatch to loft space.

BEDROOM 1

12' 8" x 11' 0" (3.86m x 3.35m) Lovely spacious double bedroom with Upvc double glazed window to front aspect with outlook over the gardens towards Deepway Park and surrounding countryside beyond. Radiator. Picture rail.

HALLWAY

Upvc double glazed window to side aspect. Stripped wood floor. Doors to bedrooms 2 and 3.

BEDROOM 2

10' 0" x 9' 6" (3.05m x 2.9m) Further spacious double bedroom with Upvc double glazed window to front aspect. Radiator. Double doors to deep over stair cupboard. Picture rail.

BEDROOM 3

7' 7" x 6' 9" (2.31m x 2.06m) Good sized bedroom with Upvc double glazed window to side aspect. Radiator.

OUTSIDE

FRONT

Gated entrance into a front enclosed courtyard garden area with a part covered canopy. Door to useful outside utility cupboard with space and plumbing for washing machine and further stackable space for dryer.

REAR AND SIDE GARDEN

A real feature of the property is the lovely south facing cottage style garden which extends to the rear and around to the side, and features a small lawned garden area leading onto various paved areas and a lovely patio. A pathway leads around to the side with gated access to the adjoining lane and access to a useful outside store complete with power.

AGENTS NOTES:

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



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metronom (2024)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
	51	83
England & Wales	EU Directive 2002/91/EC	
	WWW.EPC4U.COM	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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