



Spacious three bedroom end terrace house in the heart of the highly popular village of Exminster. The property is in need of some modernisation and offers good sized living accommodation including; large lounge, separate dining room, good sized kitchen, two large double bedrooms and further single bedroom, generous sized shower room, large front garden with hardstanding off road parking for two vehicles, and good sized westerly facing rear garden with brick built store/workshop and W.C. Chain Free.

Gissons
Exminster £265,000

West of 

Gissons Exeter £265,000

Spacious end terrace house | Three bedrooms | Light and spacious living room | Separate spacious dining room | Good sized kitchen | Shower Room | Generous sized low maintenance rear garden | Outside store and W.C. | In need of modernisation | Chain Free

PROPERTY DETAILS:

APPROACH

Upvc part glazed door to enclosed entrance porch.

ENTRANCE PORCH

Upvc double glazed windows to front and side aspect. Tiled floor. Part glazed Upvc door to entrance hallway.

ENTRANCE HALLWAY

Stairs to first floor. Door to understair cupboard. Radiator. Telephone point. Doorway to living room and door to dining room.

LIVING ROOM

14' 0" x 11' 9" (4.27m x 3.58m) (plus bay window) Light and spacious room with large Upvc double glazed bay window to front aspect. Radiator. TV and telephone points.

DINING ROOM

11' 1" x 8' 9" (3.38m x 2.67m) Further spacious room with Upvc double glazed window to rear aspect with outlook over the garden and adjoining field. Radiator. Feature wood panelled wall. Doorway to kitchen.

KITCHEN

8' 9" x 8' 4" (2.67m x 2.54m) Upvc double glazed window to rear aspect with outlook over the garden and adjoining field. Range of base, wall and drawer units in wood effect finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral eye-level electric single oven and ceramic hob with extractor hood over. Space and plumbing for washing machine. Further under worktop appliance space. Part glazed Upvc door to rear garden.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to first floor landing. Hatch to loft space. Radiator. Doors to bedrooms and shower room.

BEDROOM 1

14' 0" x 8' 7" (4.27m x 2.62m) (max) Light and spacious bedroom with Upvc double glazed window to rear aspect with lovely outlook over the garden and adjoining field. Folding door to built-in cupboard housing wall mounted Worcester gas boiler.

BEDROOM 2

11' 6" x 9' 6" (3.51m x 2.9m) (plus door recess) Further light and spacious double bedroom with Upvc double glazed window to front aspect. Radiator. Doorway to built-in cupboard.

BEDROOM 3

8' 9" x 7' 9" (2.67m x 2.36m) (max) Good sized single bedroom with Upvc double glazed window to front aspect. Radiator. Overstair bulk-head suitable for adapting to cupboard etc.

SHOWER ROOM

8' 2" x 5' 9" (2.49m x 1.75m) Two Upvc double glazed windows to rear aspect with obscure glass. Fully tiled walls. Coloured suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under and glass sliding door to large tiled shower enclosure.

OUTSIDE

FRONT

Low maintenance front garden area with hardstanding parking for up to two vehicles. Gravel path to front door and around to gated side access.

REAR GARDEN

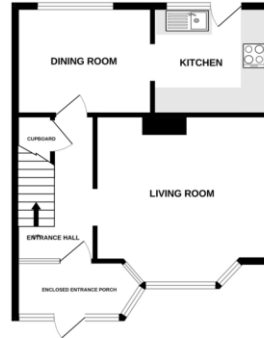
Generous sized rear garden laid to paving for easy maintenance and enjoying a lovely open aspect with views over the adjoining field. Useful outside storeroom with light and power plus a W.C.

AGENTS NOTES:

The property is Freehold.
Council Tax Band: B - Teignbridge District Council
There is a 3 year Devon Rule on the property - therefore a buyer would have to have lived or worked in Devon for at least 3 years.

GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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 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