



West of 

Crockwells Close
Exminster £490,000

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Wonderful and versatile four/five bedroom detached bungalow situated in a highly sought after central village location with good access to all amenities. This superb property offers spacious living accommodation featuring; large living room, dining room, kitchen/breakfast room, utility/cloakroom, ground floor shower room, and three ground floor bedrooms/reception rooms. On the first floor are two further bedrooms and bathroom. A real feature of the property is the lovely landscaped garden featuring; large paved patio area leading to a raised level lawned garden edged with mature borders, plus a useful workshop and attached conservatory. The property also benefits from solar panels average annual return of £700 per year.

Deceptively spacious detached chalet style bungalow |
Five bedrooms | Attractive living room | Light and spacious
dining room | Large kitchen/breakfast room | Ground floor
cloakroom/utility | Ground floor shower room and first floor
bathroom | Versatile accommodation for multi-generational
living | Wonderful generous sized rear garden | Driveway
parking for two/three and single attached garage

PROPERTY DETAILS

APPROACH

Covered entrance with Upvc front door to entrance hallway. Outside light.

ENTRANCE HALLWAY

Light and spacious hallway with full height Upvc double glazed window to side aspect with obscure glass. Radiator. Stairs to first floor. Door to understair cupboard. Coat hanging space. Part glazed doors to living room and kitchen/breakfast room. Door to bedroom 5.

LIVING ROOM

15' 0" x 14' 1" (4.57m x 4.29m) (max) Light and spacious living room with large Upvc double glazed window to front aspect. Radiator. TV and telephone points. Wall mounted modern electric fire. Radiator. Door to inner hallway.

KITCHEN/BREAKFAST ROOM

26' 2" x 7' 7" (7.98m x 2.31m) Attractive kitchen/breakfast room with two Upvc double glazed windows to side and front aspect, Velux ceiling window and part glazed Upvc double glazed door to garden. Fitted kitchen with excellent range of base, wall, drawer and larder cupboards in Oak wood finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral electric single oven and 5 ring gas hob with extractor hood over. Concealed worktop lighting. Recess spotlights. Radiator. Space for freestanding fridge/freezer. TV point. Door to cloakroom/utility. Part glazed door to dining room.

DINING ROOM

14' 2" x 12' 5" (4.32m x 3.78m) Lovely light double aspect room with Upvc double glazed window to rear aspect and Upvc double glazed french doors with full height windows to side aspect opening onto the garden. Radiator.

CLOAKROOM/UTILITY

8' 8" x 6' 2" (2.64m x 1.88m) (max to back of cupboard) Upvc double glazed window to side



aspect with obscure glass. White low level w.c. and pedestal hand wash basin. Mirror sliding doors to utility cupboard with space and plumbing for washing machine, and also housing hot water tank and wall mounted gas boiler. Fitted shelving. Extractor fan.

BEDROOM 5

7' 7" x 7' 6" (2.31m x 2.29m) Single sized bedroom/multi-use room with Upvc double glazed window to front aspect. Radiator.

BEDROOM 2

12' 8" x 9' 9" (3.86m x 2.97m) Large double bedroom with Upvc french doors opening onto the garden with full height windows. Triple sliding mirror doors to built-in wardrobe complete with hanging rail and shelves. Radiator.

BEDROOM 4

10' 1" x 9' 8" (3.07m x 2.95m) Good sized bedroom/multi-use room with Upvc double glazed french doors to garden. Radiator.

SHOWER ROOM

6' 5" x 5' 5" (1.96m x 1.65m) Modern white suite comprising; low level w.c., pedestal hand wash basin and glass sliding door to large tiled shower enclosure with mixer shower console with power jets and overhead shower. Extractor fan. Chrome ladder style radiator. Recess spotlights. Tiled walls. Light with shaver point.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to half landing with Upvc double glazed window to front aspect and deep picture ledge. Stairs to first floor landing. Doors to bedrooms and bathroom.

BEDROOM 1

15' 5" x 15' 1" (4.7m x 4.6m) (max. with some ceiling height r Wonderful sized double bedroom with Upvc double glazed window to rear aspect with outlook over the garden and large Velux ceiling window. Range of built-in cupboards and shelving. Radiator. Doors to eaves storage.

BEDROOM 3

14' 1" x 6' 1" (4.29m x 1.85m) (max with some height restriction) Good sized bedroom with large Velux ceiling window. Radiator. Range of built-in cupboards and shelving. Door to eaves storage.

BATHROOM

10' 1" x 5' 7" (3.07m x 1.7m) (with some height restriction) Coloured suite comprising; low level w.c., pedestal hand wash basin and large corner bath with mixer tap and shower head attachment. Two Velux ceiling windows. Radiator. Extractor fan. Light with shaver point. Door to eaves storage.

OUTSIDE

FRONT

Front garden with hardstanding for parking for one vehicle. Hedgerow and flower border. Gate to side access. Driveway parking for two vehicles leading to attached single garage. Cold water tap.

GARAGE

16' 8" x 8' 4" (5.08m x 2.54m) Electric remote controlled up and over door to single attached garage with light and power.

REAR GARDEN

A real feature of the property is the attractive landscaped rear garden with large paved patio area adjoining the property leading to a raised lawned garden area edged with mature borders. Further raised flower bed/vegetable patch. Outside cold water tap and power points. Garden lighting. Gate to side access.

CONSERVATORY/GARDEN ROOM

9' 9" x 7' 4" (2.97m x 2.24m) Upvc constructed conservatory on a brick plinth with windows to side and front aspect, plus french doors opening onto the garden. Light and power.

WORKSHOP

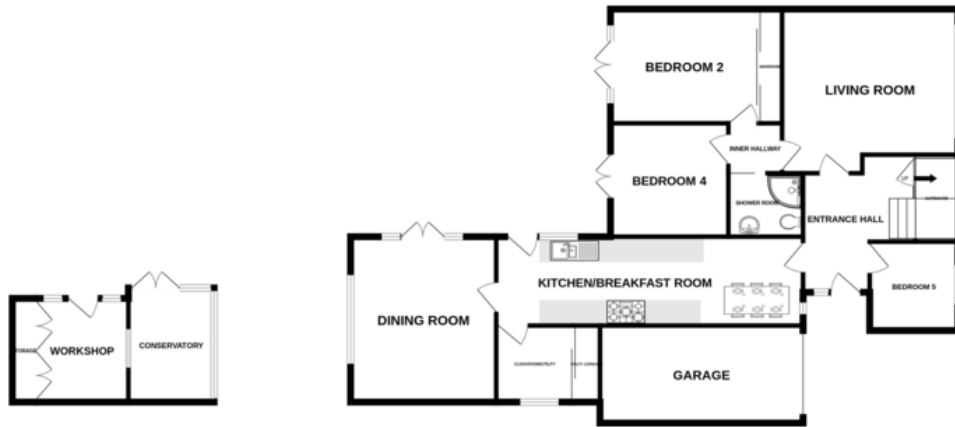
11' 6" x 8' 1" (3.51m x 2.46m) Useful workshop with windows to front and side aspect. Range of built-in storage cupboards. Hatch with pull down ladder to occasional loft room.

AGENTS NOTES

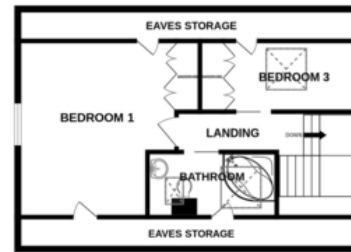
The property is Freehold
Council Tax Band: E - Teignbridge District Council



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		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
	81	87
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



EXETER OFFICE
18 Southernhay West Exeter EX1 1PJ
Tel: 01392 833999
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

EAST DEVON OFFICE
61 Fore Street Topsham Exeter EX3 0HL
Tel: 01392 345070
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

WEST OF EXE OFFICE
Main Road Exminster EX6 8DB
Tel: 01392 833999
enquiries@westofexe.co.uk
www.westofexe.co.uk