



Stylish and modern three bedroom semi detached house finished to a high standard and offering spacious accommodation with two parking spaces. This superb property is well presented throughout and comprises of; spacious double aspect open plan living/dining and kitchen area, modern fitted kitchen, and cloakroom. On the first floor are three good sized bedrooms - master with en-suite shower room and a modern family bathroom. The property has an enclosed rear garden laid to patio and lawn with gated rear access leading to a parking area and two allocated parking spaces.

Milbury Farm Meadow
Exminster £320,000

West of 

Milbury Farm Meadow Exminster £320,000

Modern semi detached house | Three bedrooms | Light and spacious open plan living/dining and kitchen area | Modern fitted kitchen | Cloakroom | Master bedroom with en-suite | Modern bathroom | Enclosed rear garden | Allocated parking for two vehicles | Chain Free

PROPERTY DETAILS:

APPROACH

Covered entrance canopy. Composite front door to entrance hallway. Outside light.

ENTRANCE HALLWAY

Radiator. Coat hanging space. Telephone point. Doors to cloakroom and living/dining room.

CLOAKROOM

Upvc double glazed window with obscure glass to front aspect. Modern white suite comprising; low level w.c. and pedestal hand wash basin with tiled splashback. Radiator.

OPEN PLAN LIVING/DINING/KITCHEN

27' 2" x 15' 6" (8.28m x 4.72m) (max) Wonderful light and spacious double aspect room with Upvc double glazed window to front and rear aspects, and Upvc double glazed french doors to garden. Stairs to first floor. TV and telephone points. Two radiators. Door to useful storage cupboard.

KITCHEN

Modern fitted kitchen with range of base, wall and drawer units in white finish. Roll-edge worktop with matching upstands and inset stainless steel sink. Integral single electric oven and gas hob with stainless steel splash panel, and extractor hood over. Integral fridge/freezer and dishwasher. Space and plumbing for washing machine. Matching wall unit housing Potterton gas boiler.

FIRST FLOOR

STAIRS/LANDING

Stairs from living/dining room to first floor landing. Hatch to loft space. Radiator. Doors to bedrooms and bathroom.

BEDROOM 1

13' 1" x 8' 11" (3.99m x 2.72m) Light and spacious master bedroom with Upvc double glazed window to front aspect with outlook over the central green area. Radiator. TV and telephone points. Door to en-suite.

EN-SUITE

Upvc double glazed window to side aspect with obscure glass. Modern white suite comprising; low level w.c., pedestal hand wash basin and glass folding door to tiled shower enclosure with mixer shower over. Extractor fan. Part tiled walls. Ladder style radiator. Shaver point.

BEDROOM 2

10' 10" x 8' 11" (3.3m x 2.72m) (max) Further spacious double bedroom with Upvc double glazed window to rear aspect. Radiator.

BEDROOM 3

7' 5" x 7' 4" (2.26m x 2.24m) Good sized single bedroom with Upvc double glazed window to rear aspect. Radiator. Telephone points.

BATHROOM

Upvc double glazed window to front aspect with obscure glass. Modern white suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround, glass shower screen and mixer shower. Shaver point. Extractor fan. Part tiled walls. Ladder style radiator. Door to airing cupboard housing hot water tank and shelf.

OUTSIDE

FRONT

Small front garden enclosed by low brick wall and laid to gravel with an arrangement of mature plants and shrubs. Paved path to front door.

REAR GARDEN

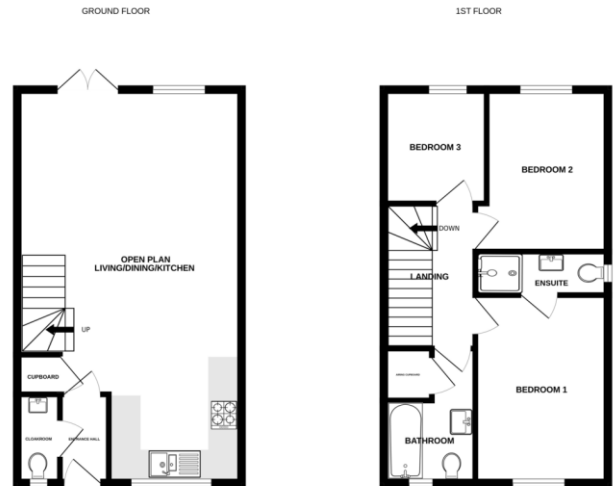
Enclosed rear garden with paved patio adjoining the rear of the property leading to a small lawned area. Path to fitted garden shed. Further path to rear gate and parking area.

PARKING

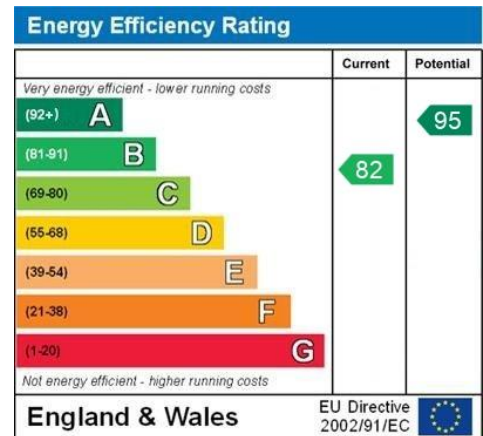
The property has two numbered allocated parking spaces located to the rear in a residents car park.

AGENTS NOTES

The property is Freehold.
Council Tax Band: C - Teignbridge District Council
Annual Maintenance Charge for green spaces etc of £240 - Maintenance Company is First Port.



Measurements are approximate. Not to scale. Illustration prepared by Made with Merge CO2X



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