



Attractive three bedroom semi detached house situated in a highly popular residential area of Exminster, with just a short walk to the village centre and all amenities. This lovely property is well presented throughout and features; spacious living room and kitchen/dining room, conservatory, three good sized bedrooms and shower room. The property has a split level garden with paved patio area adjoining the rear of the property with two steps up to further garden area laid to lawn. To the side of the property is driveway parking for one vehicle and scope for further parking, garage or extending (which has planning granted for a single two room extension to the side - valid for three years).

Oak Close

Exminster

£320,000

West of 

Oak Close Exminster £320,000

Attractive semi detached house | Three bedrooms | Spacious living room | Light and spacious kitchen/dining room | Conservatory | Modern shower room | Enclosed split level south/westerly facing rear garden | Driveway parking for one vehicle but option to extend | Good access to village amenities

PROPERTY DETAILS

APPROACH

Covered entrance canopy. Part glazed Upvc front door to entrance hallway.

ENTRANCE HALLWAY

Small entrance hallway with stairs to first floor. Radiator. Door to living room.

LIVING ROOM

16' 1" x 10' 5" (4.9m x 3.18m) (max) Spacious living room with Upvc double glazed window to front aspect. Feature fireplace with ornate mantle and marble effect inset and hearth with gas point. Radiator. TV and telephone points.

KITCHEN/DINING ROOM

14' 3" x 8' 9" (4.34m x 2.67m) Light and spacious kitchen/dining room with Upvc double glazed window to rear aspect with outlook over the garden and sliding patio door to conservatory. Modern fitted kitchen with range of base and wall units in high gloss white finish. Roll-edge worktop with matching upstand and inset stainless steel sink. Integral electric single oven and gas hob with extractor hood over. Wall mounted recently fitted Worcester gas boiler. Space for freestanding fridge/freezer. Radiator. Door to understair cupboard.

CONSERVATORY

9' 1" x 6' 5" (2.77m x 1.96m) Upvc constructed conservatory on brick plinth with Upvc double glazed windows to sides and rear aspect, and Upvc double glazed french doors to garden. Tiled floor. Power points.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to first floor landing. Hatch to part boarded loft space. Door to airing cupboard complete with shelving. Doors to bedrooms and shower room.

BEDROOM 1

14' 1" x 9' 4" (4.29m x 2.84m) (max to back of wardrobe) Light and spacious master bedroom with two Upvc double glazed windows to front aspect. Radiator. Range of built-in quality fitted wardrobes. Door to deep over stair cupboard complete with hanging rail and shelf.

BEDROOM 2

9' 0" x 7' 8" (2.74m x 2.34m) Further spacious double bedroom with Upvc double glazed window to rear aspect with outlook over the gardens. Radiator. TV point.

BEDROOM 3

9' 0" x 6' 2" (2.74m x 1.88m) Good sized single bedroom with Upvc double glazed window to rear aspect with outlook over the garden. Radiator. Telephone points.

SHOWER ROOM

6' 3" x 5' 7" (1.91m x 1.7m) Upvc double glazed window to side aspect with obscure glass. White suite comprising; low level w.c., pedestal hand wash basin and glass folding door to large walk-in shower enclosure with mixer shower over. Radiator. Extractor fan. Shaver point.

OUTSIDE

FRONT

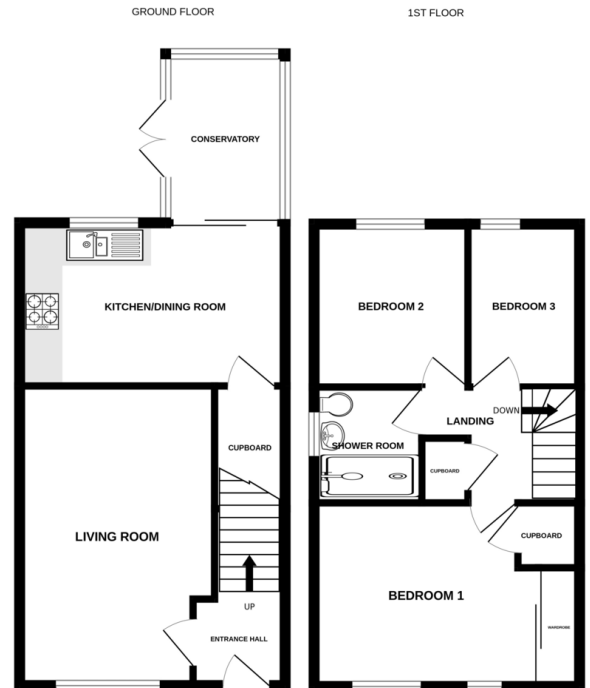
Open front garden laid to gravel and planted with mature shrub. Tarmac driveway to side offering parking for one vehicle Path to front door. Gates to rear garden.

REAR GARDEN

Good sized garden on two levels featuring a large paved patio area adjoining the rear of the property with two steps up to a further lawned garden area. The property also benefits from a wide side area currently housing a large garden shed (9'0" x 4'4") with power, but offering scope for additional parking, garage or extension of the property (subject to consents). Outside tap.

AGENTS NOTES

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



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		88
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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