



West of 

Moles Cottages, Main Road
Exminster £300,000

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Wonderful three double bedroom character cottage situated in the centre of the highly popular village of Exminster, and within easy reach of all amenities. This light and spacious unique property features; attractive kitchen/breakfast room with shaker style kitchen and character features, light and spacious living/dining room with feature fireplace with fitted multi-fuel stove and wonderful bespoke solid oak open staircase. On the first floor are three good sized double bedrooms and bathroom. A real feature is the wonderful large garden which is accessed via a footpath just a short distance away from the property.

Wonderful character cottage | Three double bedrooms | Spacious kitchen/breakfast room | Shaker style kitchen | Light and spacious living/dining room | Family bathroom | Lots of character features | Fireplace with fitted multi-fuel stove | Large garden

PROPERTY DETAILS:

APPROACH

Stable style part glazed composite door to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

21' 3" x 9' 3" (6.48m x 2.82m) (max) Lovely characterful kitchen/breakfast room with two Upvc double glazed windows to front aspect. Fitted Shaker style kitchen with excellent range of base, wall and drawer units in cream finish. Solid oak worktop with inset butler style sink. Integral eye-level electric double oven and 5 ring gas hob with modern stainless steel extractor hood over. Integral fridge/freezer and dishwasher. Space and plumbing for washing machine and dryer. Lovely feature alcove with exposed brick and matching fitted base cupboard. Quarry tiled floor. Recess spotlights. Door to large storage cupboard housing gas combi boiler. Low arch to further kitchen area with coat hanging space and matching wall unit. Door to living/dining room.

LIVING/DINING ROOM

22' 5" x 15' 0" (6.83m x 4.57m) (max) Light and spacious room with two Upvc double glazed windows to side aspect. The room has an abundance of character features including; exposed beams and timbers, bespoke solid oak open staircase to the first floor, fireplace with large slate hearth and fitted multi-fuel stove,



alcove shelving and cupboards, plus a lovely stained glass window. Tiled floor. Wall lighting. TV and telephone points.

FIRST FLOOR

STAIRS/LANDING

Lovely bespoke solid oak open stairs lead up to the first floor landing from the living room with Upvc double glazed window to side and door onto the landing area. Attractive first floor landing with stripped wood floor and doors leading to bedrooms and bathroom. Hatch to loft space.

BEDROOM 1

13' 5" x 13' 1" (4.09m x 3.99m) Light and spacious double bedroom with white washed stripped wooden floor and Upvc double glazed window to side aspect with outlook over the village and glimpses of the Exe estuary and Woodbury Common. Radiator. TV point. Door to large over stair storage cupboard/airing cupboard with radiator.

BEDROOM 2

10' 5" x 8' 8" (3.18m x 2.64m) Further light and spacious double bedroom with Upvc double glazed window to side aspect. Stripped wood floor. Radiator.

BEDROOM 3

10' 0" x 8' 8" (3.05m x 2.64m) Double bedroom with Upvc double glazed window to front aspect. Radiator. Stripped wood floor..

BATHROOM

6' 7" x 6' 6" (2.01m x 1.98m) Upvc double glazed window to front aspect with obscure glass. White suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround, and electric shower. Recess spotlights. Wood effect laminate floor.

OUTSIDE

FRONT

The property is accessed by a shared footpath leading along the terrace of cottages and beyond to the gardens.

GARDEN

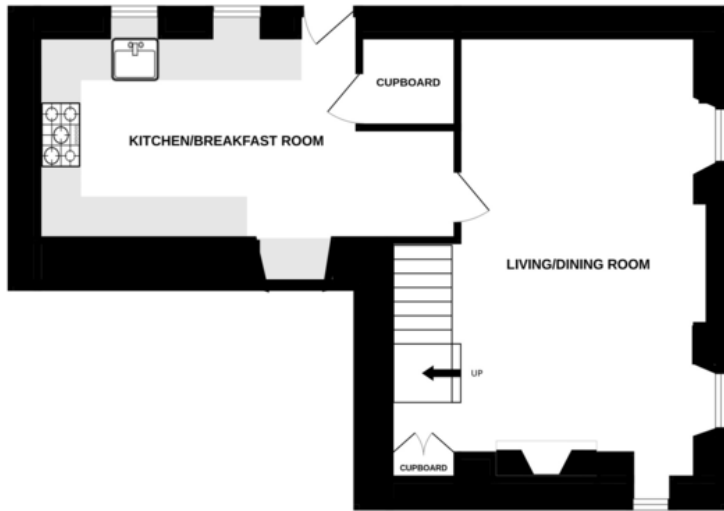
A real feature of the property is a wonderful large garden which is located down the walkway from the cottages and features a wide lawned garden area edged with mature trees and shrubs. Summerhouse and shed.

AGENTS NOTES

The property is freehold.
Council Tax Band: C - 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		84
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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



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