



This charming three storey end terrace house, located in a desirable residential area of Exminster offers a perfect blend of modern living and convenience. Situated with easy access to all village amenities, the city of Exeter and the stunning coastline - this property is ideal for those seeking tranquility and accessibility. The property features; a spacious L-shape open plan kitchen/dining/family room area - perfect for family gatherings and entertaining, plus a large conservatory. On the first is a spacious living room and third bedroom/study, and on the second floor two further spacious bedrooms including a master bedroom with en-suite with wonderful views over the village, River Exe and beyond to Topsham and Woodbury Common, and a modern bathroom. Outside, the property benefits from an enclosed low maintenance garden and also driveway parking for two vehicles, plus privately owned solar panels.

# The Buntings

Exminster

Guide Price £340,000

West of 

# The Buntings Exminster Guide Price £340,000

Three storey end of terrace house | Three good sized bedrooms |  
 Spacious L-shape open plan kitchen, dining and family room |  
 Large conservatory with cladded roof and heating | Wonderful living  
 room with lovely views | Master bedroom with en-suite | Modern  
 bathroom | Enclosed low maintenance rear garden | Driveway  
 parking for two vehicles | Privately owned solar panels

## PROPERTY DETAILS:

### APPROACH

Covered entrance canopy. Part glazed composite front door to entrance hallway. Outside light.

### ENTRANCE HALLWAY

Spacious hallway with stairs to first floor. Quality wood effect laminate flooring. Radiator. Telephone point. Door to under stair cupboard. Doors to cloakroom and kitchen/dining/family room.

### CLOAKROOM

6' 4" x 3' 1" (1.93m x 0.94m) White suite comprising; low level w.c. and pedestal hand wash basin. Extractor fan. Matching wood effect laminate flooring.

### OPEN PLAN KITCHEN/DINING/FAMILY ROOM

25' 6" x 14' 9" (7.77m x 4.5m) (narrowing to 7'4" (2.13m)) Light and spacious double aspect L-shape room with Upvc double glazed windows to front and rear aspect. Modern fitted Shaker style kitchen with an excellent range of base, wall, drawer, display and larder units in a light grey finish. Worktop with matching upstands and inset composite sink with carved drainer. Integral appliances featuring; electric eye-level oven and combination oven, induction hob, modern extractor hood, dishwasher, fridge/freezer and washing machine. Matching wall unit housing gas boiler. Concealed worktop lighting. Radiator. Recess spotlights. Matching wood effect laminate flooring. Upvc double glazed french doors to the conservatory.

### CONSERVATORY

15' 4" x 9' 8" (4.67m x 2.95m) Upvc constructed conservatory with fully cladd roof and double glazed windows to rear and side aspect. Radiator. Wall lighting. Matching wood effect laminate floor.

### FIRST FLOOR

#### STAIRS/LANDING

Stairs from entrance hallway to first floor landing with Upvc double glazed window to front aspect. Stairs to second floor. Doors to living room and third bedroom/study.

#### LIVING ROOM

15' 7" x 15' 4" (4.75m x 4.67m) (max) Light and spacious living room with two Upvc double glazed windows to rear aspect with views over the village towards the River Exe and beyond. Three radiators. Feature fireplace with ornate mantle and marble effect inset and hearth, and space to fit electric fire. TV and telephone points.

#### BEDROOM 3/STUDY

10' 4" x 8' 9" (3.15m x 2.67m) Spacious third double bedroom which could also be used as study/office with Upvc double glazed window to front aspect. Radiator.

### SECOND FLOOR

#### STAIRS/LANDING

Stairs from first floor landing to second floor landing. Hatch to part boarded loft space with pull-down ladder. Doors to bedrooms and bathroom.

#### BEDROOM 1

12' 8" x 10' 9" (3.86m x 3.28m) (narrowing to 6'2" (1.83m)) Spacious master bedroom with two Upvc double glazed windows to rear aspect with wonderful far reaching views over the village and River Exe towards Topsham and Woodbury Common beyond. Two radiators. Range of built-in wardrobes complete with hanging rails and shelving. Door to en-suite.

#### EN-SUITE

6' 0" x 5' 3" (1.83m x 1.6m) Modern white suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under and sliding glass doors to tiled shower enclosure with mixer shower, fixed shower head and further handset. Fully tiled walls. Extractor fan. Shaver point. Ladder style radiator.

#### BEDROOM 2

12' 7" x 9' 3" (3.84m x 2.82m) (max) Further light and spacious double bedroom with two Upvc double glazed windows to front aspect. Radiator. Door to built-in single wardrobe complete with hanging rail and shelf. Further door to airing cupboard housing hot water tank and shelf.

#### BATHROOM

6' 7" x 5' 6" (2.01m x 1.68m) Upvc double glazed window to side aspect with obscure glass. Modern white suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround, with mixer tap and shower head attachment. Large wall mounted mirror. Radiator. Extractor fan. Shaver point. Part tiled walls.

### OUTSIDE

#### FRONT

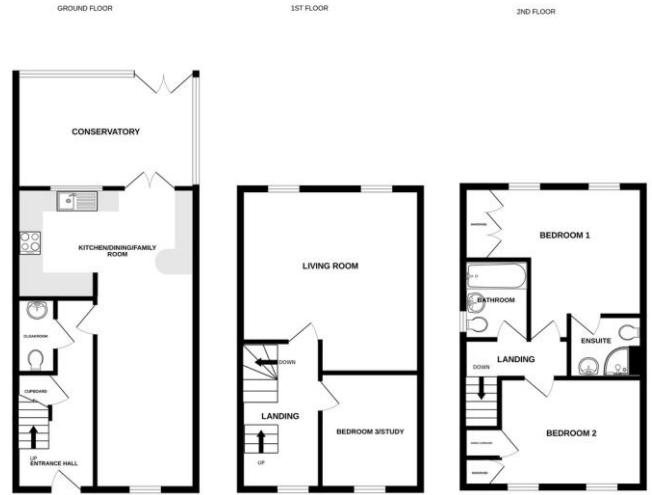
Block paved driveway to front of property offering parking for up to two vehicles and paved path to front door.

#### REAR GARDEN

Steps lead down from the rear of the conservatory to an enclosed easterly facing low maintenance garden, tastefully landscaped with paving and edged with raised borders stocked with a variety of plants and shrubs. Useful understairs storage recess. Side gate to front access.

### AGENTS NOTES:

The property is Freehold.  
 Council Tax Band: D - 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+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
	81	83
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
	WWW.EPC4U.COM	



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