



20 Exe View is a charming and characterful two double bedroom end of terrace cottage, ideally located in the centre of the highly sought after village of Exminster and within easy walking distance of all local amenities. The property offers a spacious living room with feature fireplace and wood-burning stove, a well-proportioned kitchen/dining room, a useful utility area, and a modern bathroom. Upstairs are two generous double bedrooms. Outside, the cottage benefits from an attractive garden and a practical courtyard area. Offered for sale with no onward chain.

Exe View
Exminster

£250,000

West of 

Exe View, Exminster £250,000

Character village cottage | Two double bedrooms | Attractive living room with wood burning stove | kitchen/dining room with modern kitchen | Useful utility room | Downstairs modern bathroom | Garden and further courtyard garden | Gas central heating | Close to all village amenities | Chain Free

APPROACH

Upvc part glazed front door to the living room.

LIVING ROOM

13' 8" x 11' 7" (4.17m x 3.53m) Spacious living room with Upvc double glazed window to front aspect and outlook over the garden. Radiator. Feature fireplace with wood mantle and tiled hearth, and fitted wood burning stove. TV point. Door to kitchen/dining room.

KITCHEN/DINING ROOM

13' 8" x 11' 5" (4.17m x 3.48m) (max) Good sized kitchen/dining room with Upvc double glazed window to rear aspect. Modern fitted kitchen with range of base, wall and drawer units in a high gloss white finish. Wood effect worktop with tiled surround and inset stainless steel sink. Integral electric single oven and ceramic hob with modern stainless steel cooker hood over. Space and plumbing for dishwasher. Range of fitted shelving. Telephone point. Radiator. Stairs to first floor. Wall lighting. Double doors to understair cupboard. Glass panel door to utility room.

UTILITY ROOM

6' 9" x 6' 0" (2.06m x 1.83m) A useful room with two Upvc double glazed windows to both side aspects with obscure glass. Wall mounted Worcester gas combi boiler. Space and plumbing for washing machine and dryer. Radiator. Upvc part glazed door to rear courtyard garden. Door to bathroom.

BATHROOM

9' 4" x 4' 9" (2.84m x 1.45m) (max) Modern bathroom with two Upvc double glazed windows to side and rear aspect with obscure glass. White suite comprising; low level w.c., pedestal hand wash basin and bath with electric shower and glass shower screen. Chrome ladder style radiator. Extractor fan.

FIRST FLOOR

STAIRS/LANDING

Stairs from the kitchen/dining room lead up to a small first floor landing with doors to bedrooms. Hatch to part boarded loft space and pull-down ladder.

BEDROOM 1

13' 8" x 11' 9" (4.17m x 3.58m) (max) Spacious double bedroom with Upvc double glazed window to front aspect with views over the gardens and village towards Exeter. Radiator. Stripped wood floor.

BEDROOM 2

13' 8" x 8' 9" (4.17m x 2.67m) (max) Further double bedroom with Upvc double glazed window to rear aspect. Feature decorative fireplace with inset Victorian cast iron inset and grate. Radiator. Alcove shelving. Stripped wood floor. Double doors to built-in deep overstairs wardrobe complete with hanging rail and shelving.

OUTSIDE

FRONT

Small level garden area laid to lawn with path to front door and fitted garden shed.

REAR

Useful enclosed courtyard space (mainly used as the main entrance into the property).

AGENTS NOTES:

To the best of the Vendors knowledge they have advised the following:

Tenure: Freehold.

Council Tax Band: B

Council: Teignbridge District Council

Parking: On street parking

Garden: Small garden area and further courtyard

Electricity: Mains

Gas: Mains

Heating: Gas central heating

Water Supply: Mains

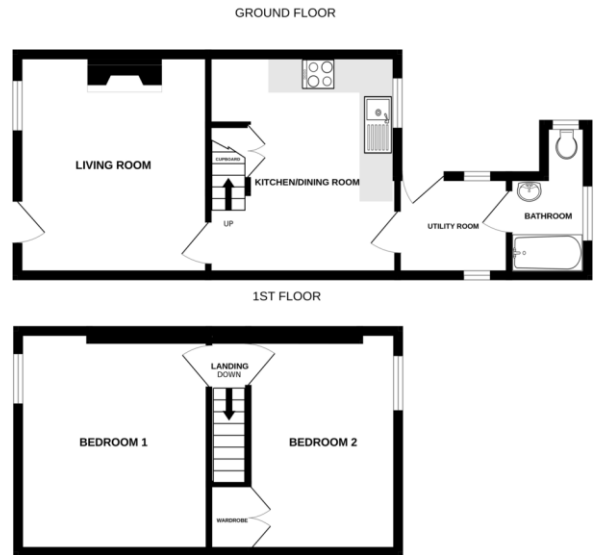
Sewerage: Mains

Broadband: Standard - Highest available download speed is 3 Mbps and Highest available upload speed is 0.5 Mbps.

Faster speeds available at cost.

Mobile Signal: Various networks currently showing available including EE and Vodafone

Standard 3 Mbps 0.5 Mbps



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metreplan 63205

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

WWW.EPC4U.COM



Agents Note: Whilst every care has been taken in the preparation of these sales particulars, they are for general guidance only. All measurements, descriptions and other details are approximate and should not be relied upon as statements of fact. Prospective purchasers must satisfy themselves, as to the accuracy of the information by inspection, measurement or otherwise. If inadvertently omitted or inaccurate details come to light after distribution, East and West of Exe reserves the right to withdraw, amend and reissue this brochure without notice or liability for any financial loss prior to exchange of contracts. East and West of Exe has no authority to make legal representations or warranties in relation to the property, including but not limited to boundaries, environmental matters, planning, building regulations and title matters, and cannot enter into any contract on behalf of the Vendor. All offers are subject to contract and the Vendor reserves the right to refuse any offer without giving reason. We do not accept responsibility for any expenses incurred by prospective purchasers at any stage of the transaction, in relation to properties that have been sold, let, or withdrawn. These particulars are prepared in accordance with the Consumer Protection from Unfair Trading Regulations (2008) and the Business Protection from Misleading Marketing Regulations (2008). Any material information known to the agent has been disclosed; however, buyers must make their own enquiries to confirm any details that are material to their purchasing decision.