



A modern three bedroom attached home located in this highly sought after village, offering convenient access to local amenities, major road network, coast, and Dartmoor. The property features a spacious triple aspect open plan living, dining and kitchen space with modern fitted kitchen, master bedroom with en-suite, and modern bathroom. Outside, there is a generous enclosed rear garden, garage and driveway, plus additional parking available.

Sentrys Orchard
Exminster £370,000

West of 

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Attractive modern attached house | Three good sized bedrooms | Wonderful spacious open plan living, dining and kitchen space | Modern fitted kitchen | Downstair cloakroom | Master bedroom with en-suite | Modern bathroom | Fully enclosed level rear garden | Driveway parking and additional parking available | Attached generous sized single garage

PROPERTY DETAILS

APPROACH

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

CLOAKROOM

7' 0" x 3' 4" (2.13m x 1.02m) Upvc double glazed window to front aspect with obscure glass. Modern white suite comprising; low level w.c. and pedestal hand wash basin. Radiator. Matching flooring.

OPEN PLAN LIVING, DINING AND KITCHEN SPACE

26' 8" x 15' 9" (8.13m x 4.8m) (max)

LIVING AND DINING AREA

16' 5" x 15' 9" (5m x 4.8m) (max) Light and spacious room with Upvc double glazed french doors opening onto the garden with twin full height windows, plus further Upvc double glazed window to side aspect. Three radiators. TV and telephone points. Quality wood effect LVT flooring throughout. Door to understair cupboard. Leading through to the kitchen area.

KITCHEN AREA

10' 0" x 8' 0" (3.05m x 2.44m) Upvc double glazed window to front aspect. 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 eye-level electric double oven and gas hob with coloured glass splash panel, and modern stainless steel extractor hood over. Space and plumbing for washing machine. Integral dishwasher, fridge and freezer. Recess spotlights. Matching wall unit housing Potterton gas combi boiler. Matching flooring.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to first floor landing with hatch to loft space. Doors to bedrooms and bathroom.

BEDROOM 1

12' 9" x 10' 3" (3.89m x 3.12m) (max) Light and spacious master bedroom with Upvc double glazed window to front aspect. Radiator. Double doors to large built-in wardrobe complete with hanging rail and shelf. Door to en-suite.

EN-SUITE

6' 6" x 5' 9" (1.98m x 1.75m) Modern en-suite partly tiled and with Upvc double glazed window to front aspect with obscure glass. Modern white suite comprising; low level w.c., hand wash basin and glass sliding door to large walk-in tiled shower enclosure with mixer shower. Extractor fan. Shaver point. Radiator. Tiled floor. Recess spotlights.

BEDROOM 2

10' 5" x 8' 9" (3.18m x 2.67m) Further spacious double bedroom with Upvc double glazed window to rear aspect with outlook over the gardens. Radiator.

BEDROOM 3

10' 5" x 6' 4" (3.18m x 1.93m) Good sized third bedroom with Upvc double glazed window to rear aspect. Radiator. TV and telephone points.

BATHROOM

6' 9" x 5' 6" (2.06m x 1.68m) Upvc double glazed window to rear aspect with obscure glass. Modern white suite comprising; low level w.c., hand wash basin and bath with tiled surround, glass shower screen and mixer shower. Ladder style radiator. Extractor fan. Tiled floor. Recess spotlights.

OUTSIDE

FEONT

Small open front garden area laid to gravel with paved path to front door. Tarmac driveway to side offering parking for one vehicle leading to the garage.

GARAGE

18' 4" x 9' 4" (5.59m x 2.84m) Up and over door to generous sized attached single garage with light and power. Eaves storage. Part glazed pedestrian door to rear garden.

REAR GARDEN

This beautifully maintained fully enclosed rear garden offers a perfect blend of space, practicality, and family friendly features. A generous level lawn sits at the heart of the garden - ideal for children's play or relaxing in the sunshine, while the surrounding paved patio provides ample room for outdoor dining and entertaining. There is also plenty of room for recreational activities, with space currently accommodating a trampoline and a basketball hoop. Well laid out and easy to maintain, this garden is ideal for families and those who enjoy outdoor living, offering a versatile space that can be enjoyed all year round.



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		118
(81-91) B	83	
(69-80) C		
(55-68) D		
(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		



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