



Lovely one bedroom end-of-terrace house situated in a highly sought-after residential area of the village, conveniently close to all local amenities. The property features a light and spacious triple-aspect open-plan living, dining and kitchen area, complemented by a modern fitted kitchen. The ground floor also benefits from a useful utility room and a downstairs cloakroom. Upstairs, the generous double bedroom leads through to a contemporary en-suite bathroom. Externally, the property offers driveway parking for two vehicles, an electric car charging point, and an enclosed level rear garden—perfect for relaxing or entertaining. Offered chain free, this home would make an ideal first-time purchase or investment opportunity.

# Crockwells Road

Exminster

O.I.R.O. £225,000

West of 

# CROCKWELLS ROAD, EXMINSTER O.I.R.O. £225,000

Superb end terrace house | One double bedroom | Light and spacious open plan living/dining/kitchen space | Modern fitted kitchen | Spacious double bedroom | Modern en-suite bathroom | Enclosed level rear garden | Driveway parking for two vehicles | Electric vehicle charging point | Chain Free

## APPROACH

Covered entrance porch. Part glazed Upvc front door to the living room. Outside sensor light.

## OPEN PLAN LIVING/DINING/KITCHEN SPACE

28' 0" x 12' 4" (8.53m x 3.76m)

## LIVING/DINING AREA

17' 6" x 12' 4" (5.33m x 3.76m) Light and spacious double aspect space with Upvc double glazed windows to side and rear aspect, plus Upvc double glazed door to garden. Stairs to first floor. Three radiators. TV and telephone points. Flowing through to the kitchen/breakfast area.

## KITCHEN/BREAKFAST ROOM AREA

12' 4" x 10' 5" (3.76m x 3.18m) Upvc double glazed window to front aspect. Modern fitted kitchen with range of base, wall and drawer units in light grey finish. Worktop with tiled surround and inset composite sink with mixer tap. Integral electric single oven and hob with extractor hood over. Space for under worktop fridge. Further space for dishwasher or undercounter freezer. Doors to utility room and cloakroom.

## UTILITY ROOM

4' 9" x 2' 8" (1.45m x 0.81m) Useful utility room with matching fitted worktop with space and plumbing under for washing machine. Wall mounted gas combi boiler.

## CLOAKROOM

4' 9" x 2' 8" (1.45m x 0.81m) Modern white suite comprising; low level w.c. and hand wash basin set in vanity unit with cupboard under. Radiator. Extractor fan.

## FIRST FLOOR

### BEDROOM

12' 4" x 11' 9" (3.76m x 3.58m) (max) Bright and spacious double bedroom with Upvc double glazed window to rear aspect with outlook over the garden, village and Woodbury Common beyond. Hatch to loft space. Radiator. Two built-in double wardrobes with drawers under. Doorway to en-suite bathroom.

### EN-SUITE BATHROOM

12' 4" x 5' 6" (3.76m x 1.68m) (max) Large en-suite bathroom with Upvc double glazed window to front aspect. Modern white suite comprising; low level w.c., twin hand wash basins set in vanity unit with drawers under, and bath with tiled surround, mixer shower with large fixed head and further handset shower head, and glass screen. Ladder style radiator. Extractor fan.

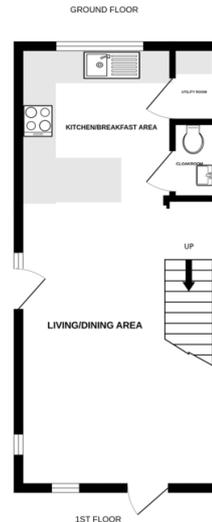
## OUTSIDE

### FRONT

Off-road gravelled driveway offering parking for two vehicles and electric car charging point. Three steps leading up to a raised covered porch area. Gate to rear garden.

### REAR GARDEN

Good sized level enclosed rear garden featuring a raised decked terrace adjoining the rear of the property leading onto a lawned garden. Outside light.



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		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	
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