



Situated in a tucked away location in the heart of the village of Exminster, is this quirky end of terrace cottage. This superb two bedroom home offers deceptively spacious living accommodation with lounge and dining room, cottage style kitchen, two good sized bedrooms and bathroom. The property benefits from a good size store/workshop and an attractive sunny roof terrace.

Moles Cottages
Exminster £195,000

West of 

Moles Cottages, Exminster £195,000

Tucked away position | Close to all village amenities | Attractive lounge with fireplace and wood burner | Separate dining room | Cottage style kitchen | Two good sized bedrooms | Modern white bathroom | Adjoining workshop/store with light and power | Sunny roof terrace

PROPERTY DETAILS:

COTTAGE STYLE FRONT DOOR TO

DINING ROOM

12' 11" x 7' 10" (3.68m x 2.39m) (max) Attractive room with stripped pine floor and Upvc double glazed window to front aspect. Central heating radiator. Stairs for first floor. Large understair storage recess. Inset mat. Door to kitchen. Doorway to lounge.

LOUNGE

10' 11" x 9' 7" (3.33m x 2.92m) (max) Further attractive room with feature brick chimney breast with slate hearth and fitted wood burning stove. Stripped pine floor. Central heating radiator. TV point.

KITCHEN

14' 11" x 9' 5" (4.29m x 2.87m) (narrowing to 4'6" (1.22m)) Character cottage style kitchen with range of fitted bespoke base and wall units in cream finish. Roll-edge worktop with tiled surround and ceramic butler sink with solid wood drainer and mixer tap. Integral electric oven with ceramic hob over. Space for fridge. Upvc double glazed window to front aspect and part glazed stable style door to front. Quarry tiled floor. Central heating radiator.

FIRST FLOOR

STAIRS/LANDING

Stairs from dining room to first floor landing. Over stairs deep storage area. Doors to bedrooms and bathroom.

BEDROOM 1

12' 2" x 9' 3" (3.71m x 2.82m) (max) Spacious double bedroom with Upvc double glazed window to front aspect. Central heating radiator. Built in wardrobe area with hanging rail and shelf. TV and telephone points.

BEDROOM 2

9' 7" x 8' 5" (2.92m x 2.57m) (max) Further good sized bedroom with Upvc double glazed window to front aspect. Central heating radiator. Airing cupboard housing Baxi combi boiler and shelving. Further built in wardrobe with hanging rail and shelf. Hatch to loft space.

BATHROOM

10' 1" x 5' 2" (3.07m x 1.57m) (max) Upvc double glazed window to front aspect. White suite comprising: low level w.c., pedestal hand wash basin and bath with tiled surround and Mira electric shower over. Central heating radiator. Extractor fan. Part tiled walls.

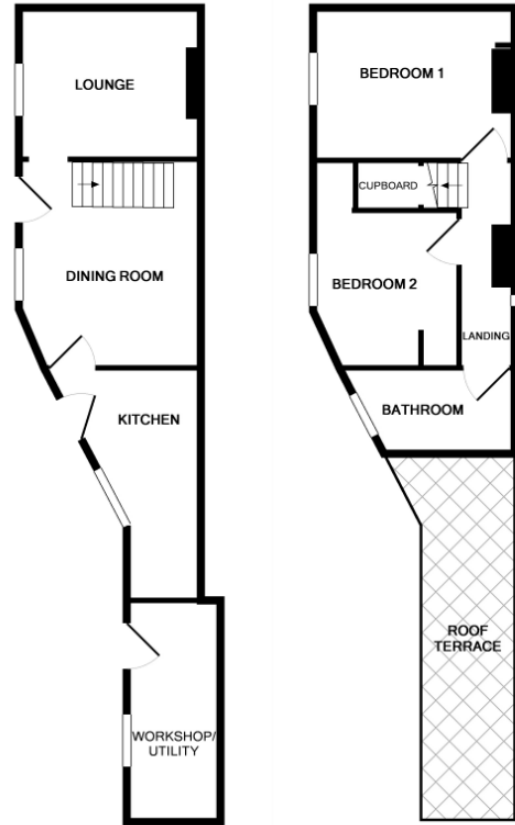
OUTSIDE

WORKSHOP/UTILITY

13' 9" x 6' 1" (4.19m x 1.85m) Door to adjoining workshop/utility with light and power. Upvc double glazed window to front aspect. space and plumbing for washing machine.

ROOF TERRACE

22' 0" x 5' 9" (6.71m x 1.75m) (max) Gate and steps from the main passageway lead up to an attractive enclosed roof terrace laid to timber decking and offering views over the surrounding gardens and beyond.



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			
(92-100) A			
(81-91) B			
(69-80) C			82
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			83
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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