



West of 

Milletts Close

Exminster

£300,000



# Milletts Close

Exminster £300,000

3 Milletts Close is situated in a pleasant cul de sac setting of bungalows close to the heart of the village. This lovely property is well presented throughout and features; light and spacious lounge/dining room, good sized kitchen, utility/garden room, two double bedrooms, bathroom, driveway parking for up to two vehicles leading to an attached single garage and pleasant rear garden landscaped for easy maintenance.

Attractive village bungalow | Situated in a cul de sac of bungalows | Two double bedrooms | Light and spacious lounge/dining room | Good sized kitchen | Utility/Garden room | Bathroom | Garage and parking for up to two vehicles | Low maintenance rear garden

## PROPERTY DETAILS:

### APPROACH

Pathway leads to the side of the property. Two steps up to Upvc part glazed front door to entrance hallway.

### ENTRANCE HALLWAY

L-shaped entrance hallway with coved ceiling. Central heating radiator. Door to airing cupboard complete with shelving. Hatch to loft space. Doors to kitchen, bathroom, bedrooms and lounge/dining room.

### LOUNGE/DINING ROOM

16' 10" x 11' 7" (5.13m x 3.53m) Light and spacious lounge/dining room with large Upvc double glazed window to front aspect. Coved ceiling. Central heating radiator. Feature fireplace with feature shelving and fitted gas fire. TV and telephone points. Wall lighting.





### KITCHEN

8' 11" x 8' 9" (2.72m x 2.67m) Upvc double glazed window to rear aspect and Upvc double glazed door to utility/garden room. Fitted kitchen with excellent range of base, wall and drawer units in cream and wood finish. Roll-edge worktop with inset acrylic sink. Space for slot-in gas cooker with extractor hood over. Space for fridge. Central heating radiator.

### UTILITY/GARDEN ROOM

10' 1" x 8' 1" (3.07m x 2.46m) Light and spacious room with Upvc double glazed windows to rear aspect. Upvc sliding patio door to garden and Upvc part glazed door to garage. Fitted worktop with space and plumbing under for washing machine and dryer. Space for fridge/freezer. Central heating radiator. Wall mounted Baxi combi boiler. Velux ceiling window.

### BEDROOM 1

12' 0" x 11' 8" (3.66m x 3.56m) Spacious master bedroom with large Upvc double glazed window to rear aspect. Coved ceiling. Central heating radiator. Telephone point.

### BEDROOM 2

10' 1" x 8' 10" (3.07m x 2.69m) Further spacious double bedroom with Upvc double glazed window to front aspect. Coved ceiling. Central heating radiator. TV point.

### BATHROOM

6' 0" x 5' 5" (1.83m x 1.65m) Upvc double glazed window to side aspect. Coloured suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround, fitted electric shower and glass shower screen. Tiled walls. Central heating radiator.

### OUTSIDE

#### FRONT

Open front garden laid to lawn. Driveway offering parking for up to two vehicles leading to single garage.

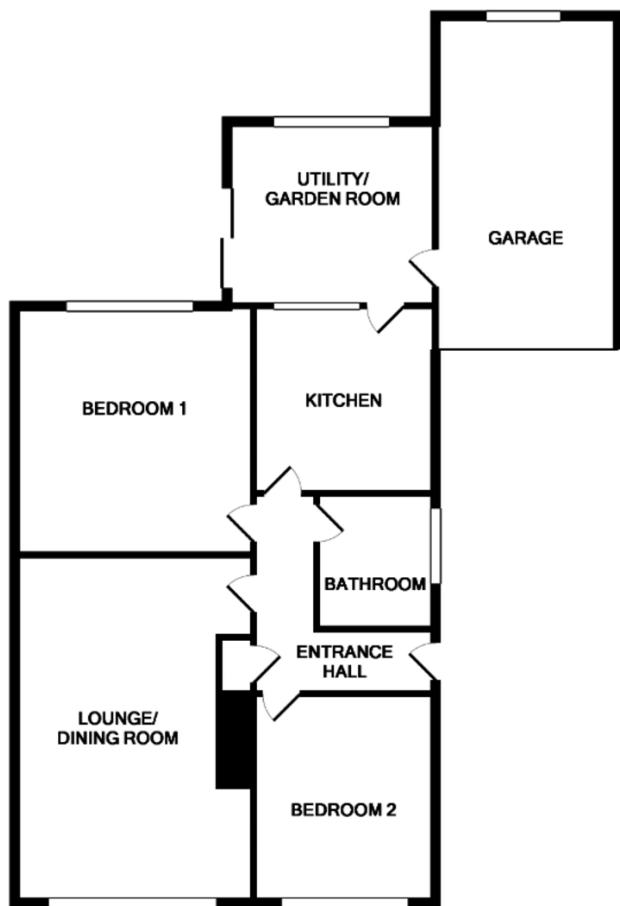
#### GARAGE

15' 11" x 8' 11" (4.85m x 2.72m) Up and over door to generous sized garage. Light and power. Window to rear aspect. Door to utility/garden room.

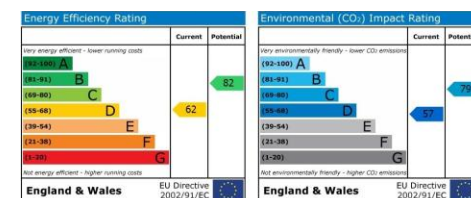
#### REAR GARDEN

Pleasant enclosed rear garden laid to paved patio and raised terrace laid to decorative gravel. Fitted timber storage shed. Path to side access.





Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2019



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



**EXETER OFFICE**  
18 Southernhay West Exeter EX1 1PJ  
Tel: 01392 833999  
enquiries@eastofexe.co.uk  
www.eastofexe.co.uk

**EAST DEVON OFFICE**  
61 Fore Street Topsham Exeter EX3 0HL  
Tel: 01392 345070  
enquiries@eastofexe.co.uk  
www.eastofexe.co.uk

**WEST OF EXE OFFICE**  
Main Road Exminster EX6 8DB  
Tel: 01392 833999  
enquiries@westofexe.co.uk  
www.westofexe.co.uk

Registered in England no. 07121967