



West of 

The Buntings

Exminster

Guide Price £325,000 to £335,000

The Buntings

Exminster Guide Price £325,000 - £335,000

A beautifully positioned three-bedroom end-of-terrace home enjoying a delightful outlook across the green towards historic Devington Park. The spacious accommodation includes a generous living room, kitchen/dining room and conservatory, together with three well-proportioned bedrooms, all benefiting from built-in wardrobes. The master bedroom enjoys the added luxury of an en-suite, complemented by a family bathroom. Outside, the property boasts a private enclosed south-facing garden, ideal for enjoying the sunshine, together with a garage and dedicated parking space. Perfectly placed to enjoy the village's excellent amenities, with convenient access to Exeter and major road links, this is an attractive and highly desirable village home.

Attractive end of terrace home | Three good sized bedrooms with built-in wardrobes | Delightful outlook | Spacious living room | Well-appointed kitchen/dining room | Bright and versatile conservatory | Master bedroom with en-suite | Family bathroom | Private, enclosed south-facing garden | Garage and parking space

LOCATION

Exminster is a popular and well-established village situated just south of Exeter, offering an appealing blend of village life and excellent city connections. The village has a strong community atmosphere and a good range of everyday amenities, including shops, cafés, pubs, a post office, pharmacy, medical facilities and a primary school. Regular bus services provide convenient links into Exeter and the surrounding area, while the M5, A30 and A379 are all readily accessible.

For those who enjoy the outdoors, the surrounding countryside, Exminster Marshes, River Exe and canal provide wonderful opportunities for walking and cycling, with the Exe Estuary Trail offering attractive routes towards Exeter and beyond.

With its combination of excellent amenities, attractive surroundings and easy access to Exeter, Exminster is an increasingly sought-after location for those looking to enjoy the best of village and city living.

PROPERTY DETAILS

APPROACH

Covered entrance canopy. Outside light. Composite front door to entrance lobby.

ENTRANCE LOBBY

Entrance lobby with coat hanging space. Radiator. Quality engineered oak floor. Doors to cloakroom and living room.

CLOAKROOM

4' 9" x 3' 2" (1.45m x 0.97m) White suite comprising; low level w.c. and pedestal hand wash basin with tiled splashback. Radiator. Matching quality engineered oak floor. Extractor fan.

LIVING ROOM

17' 9" x 14' 0" (5.41m x 4.27m) (max) Light and spacious living room with Upvc double glazed sash style window to front aspect. Matching quality engineered oak floor throughout. Stairs to first floor. Two radiators. TV and telephone points. Door to deep understair cupboard also housing the hot water tank. Door to kitchen/dining room.



KITCHEN/DINING ROOM

14' 0" x 9' 5" (4.27m x 2.87m) Spacious kitchen/dining room with Upvc double glazed window to rear aspect and sliding patio door to conservatory. Modern fitted kitchen with range of base, wall, drawer and display units in white finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral electric double oven and gas hob. Integral washing machine, fridge/freezer and dishwasher. Radiator. Matching cupboard housing Potterton gas boiler. Matching quality engineered oak floor.

CONSERVATORY

10' 6" x 8' 9" (3.2m x 2.67m) (max) Lovely Upvc constructed conservatory on block plinth with windows to front and side aspect, and french doors to garden. Tiled floor. Radiator. Wall lighting.

FIRST FLOOR

STAIRS/LANDING

Stairs from the living room lead up to the first floor landing with doors to bedrooms and bathroom. Hatch to loft space.

BEDROOM 1

14' 0" x 10' 3" (4.27m x 3.12m) (max) Spacious double bedroom with Upvc double glazed sash style window to front aspect with outlook over the green and the wonderful Devington Park beyond. Radiator. Double doors to built-in wardrobe complete with hanging rail and shelf. TV point. Door to en-suite.

EN-SUITE

4' 9" x 4' 8" (1.45m x 1.42m) Upvc sash style double glazed window to front aspect with obscure glass. White suite comprising; low level w.c., pedestal hand wash basin and glass sliding doors to tiled shower enclosure with mixer shower. Extractor fan. Shaver point.

BEDROOM 2

11' 8" x 7' 5" (3.56m x 2.26m) (max) Further spacious double bedroom with Upvc double glazed window to rear aspect and outlook over the garden. Radiator. Double doors to built-in wardrobe complete with hanging rail and shelf.

BEDROOM 3

8' 4" x 6' 2" (2.54m x 1.88m) Good sized third bedroom with Upvc double glazed window to rear aspect and outlook over the garden. Radiator. Double doors to built-in wardrobe complete with hanging rail and shelf.

BATHROOM

7' 5" x 5' 2" (2.26m x 1.57m) Upvc double glazed window to side aspect with obscure glass. White suite comprising; low level w.c., pedestal hand wash basin and bath with mixer tap and shower head attachment. Extractor fan. Shaver point.

OUTSIDE

FRONT

Attractive front garden area enclosed by low wall and railings, with paved pathway to the front door and small garden area laid to gravel.

REAR GARDEN

A particularly attractive enclosed south-facing garden, offering a wonderful combination of lawn, mature planting and a generous raised timber deck - creating an ideal setting for relaxing, outdoor dining and entertaining. The garden enjoys a good degree of privacy and provides a versatile outdoor space for all ages.

GARAGE AND PARKING

18' 2" x 8' 0" (5.54m x 2.44m) Up and over door to a good sized leasehold garage located a short walk from the property and beneath a coach house. Light and power. Pedestrian door to garden. One parking space to front of garage and further on road parking available.

AGENTS NOTES:

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

Tenure: Freehold (garage is leasehold with healthy 976 years remaining and no rental fee)

Council Tax Band : C

Council: Teignbridge District Council

Parking: Allocated parking for one and single garage

Garden: enclosed private garden

Electricity: Mains

Gas: Mains

Heating: Gas central heating

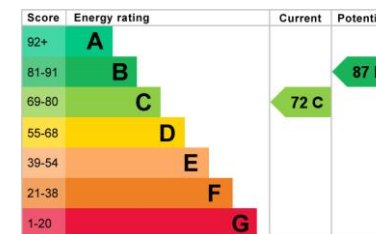
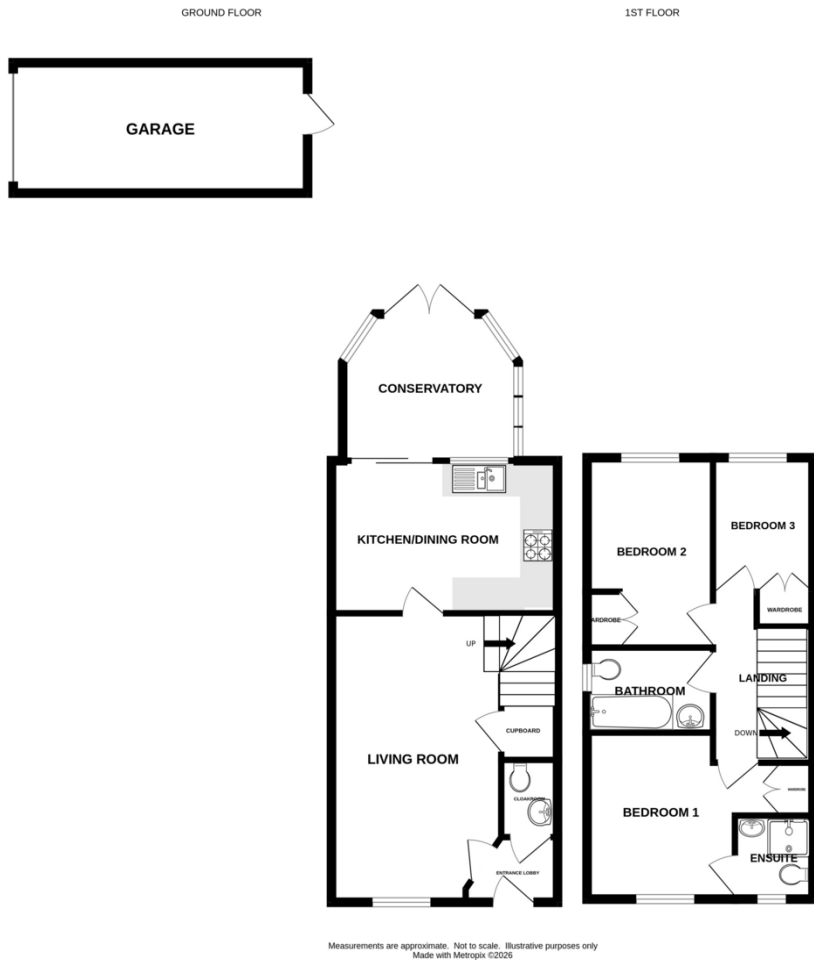
Water: Mains

Sewerage: Mains

Broadband: Standard - Highest available download speed is 19 Mbps and the Highest available upload speed is 1 Mbps, plus faster speeds available at additional cost.

Mobile Coverage: Various mobile networks available at this property.





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.



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