



Brownlees, Exminster, EX6 8SW

Guide Price: £325,000

This well presented semi-detached house located in Exminster, is the perfect purchase for a family or investor with three bedrooms, a large living space, private rear garden, off-road parking and a garage. NO ONWARD CHAIN.

Winkworth

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The property:

Offered to the market for the first time in twenty seven years, the property has been recently renovated by the current owners to create a lovely three bedroom house with plenty of space for families of all sizes. Offered to the market with no onward chain.

Ground floor:

The property is accessed via a stone slab path with one small step.

Kitchen: New fitted kitchen comprising of laminate flooring, a mixture of wall and base storage units with roll-top work surface. Fitted appliances include a extractor fan, four ring gas hob, oven and stainless steel sink/drainer. There is further space for a standalone fridge/Freezer and washing machine.

Dining room: Space for a dining table set, laminate flooring, radiator, door leading to the private rear garden and window overlooking the rear aspect.

Downstairs Cloakroom; Low level WC and wash handbasin.

Sitting Room; Large sitting room, window overlooking the front aspect, carpet flooring and radiator.

First floor:

Bedroom One; Large double bedroom, carpet flooring, radiator, dual windows overlooking the front aspect.

Bedroom Two; Further double bedroom, carpet flooring, radiator and window overlooking the rear aspect.

Bedroom Three; Carpet flooring, radiator and window overlooking rear aspect.

Family Bathroom; Bath with stand over shower and screen, low level WC and wash hand basin.

Outside:

The south facing rear garden has a raised patio, which is perfect for use all year round, the rest of the garden is mostly laid to lawn with a further raised decking area.

A path provides access to the off-road parking and garage.

The single garage has been converted into an office and separate store. The off-road parking space are located to the rear of the property.

Location:

Exminster is a long village located between Exeter and Dawlish. The village benefits from a local surgery, pharmacy, village shop, primary school and multiple parks. The village has excellent transport links to Exeter and the south coast.

Exeter is a vibrant small city that really packs a punch with its many restaurants, shops, pubs, bars and historical sights. The rest of the country is easily accessible from Exeter due to its many transport links including two train lines to London (London Paddington 120 minutes), Exeter airport and the M5



At a glance..

Three bedrooms
Semi-detached
Well presented throughout
Modern kitchen
Private rear garden
Converted garage office
EPC: C
No onward chain

PROPERTY INFORMATION:

Freehold
Council tax Band: D
Mains electric, gas, water and drainage.
Broadband: Ultrafast full fibre broadband available
(Checked on openreach) Fiber to the premises
Mobile: We understand that full mobile coverage is available (checked on Ofcom)

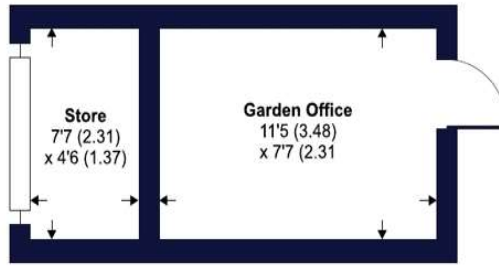
Brownlees, Exminster, Exeter, EX6

Approximate Area = 752 sq ft / 69.8 sq m

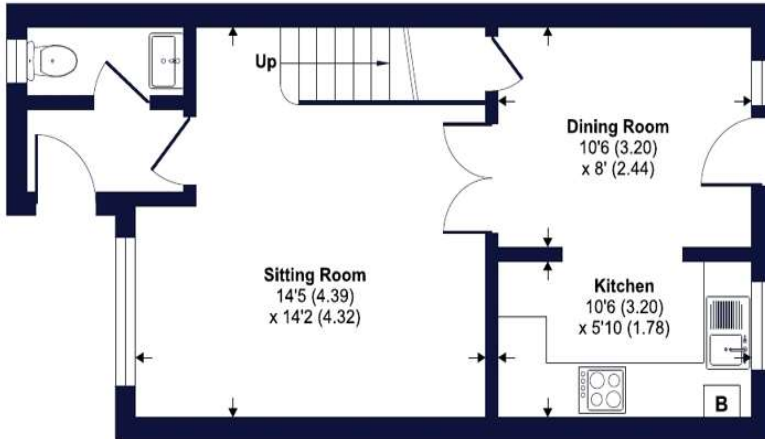
Outbuilding = 123 sq ft / 11.4 sq m

Total = 875 sq ft / 81.2 sq m

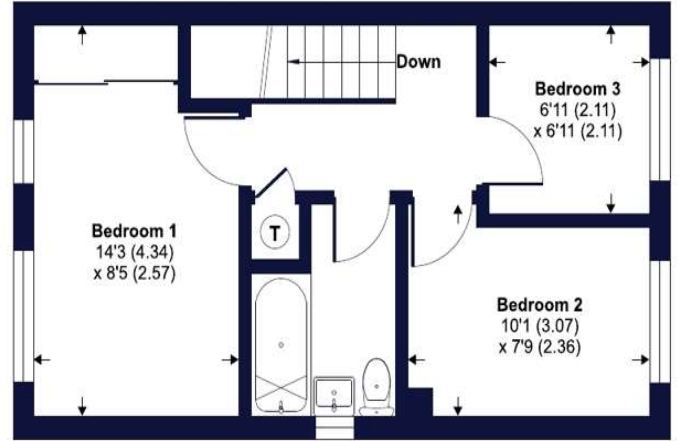
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OUTBUILDING 1 / 2



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2023. Produced for Winkworth. REF: 1064397

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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