



Gissons
Exminster
Exeter
EX6 8AH

Guide Price
£300,000

A member of
OnTheMarket.com

In brief...

- A SUPERBLY LOCATED 4 BEDROOM SEMI DETACHED HOUSE
- IN AN EXCELLENT POSITION ADJOINING AND WITH VIEWS OVER COUNTRYSIDE
- TERRIFIC POTENTIAL FOR EXPANSION AND ENHANCEMENT
- INCLUDES 2 RECEPTIONS, CONSERVATORY, GOOD SIZED KITCHEN AND BATHROOM
- ON A GOOD SIZED LEVEL CORNER PLOT
- INCLUDES PARKING AND A GARAGE
- ELECTRIC PANEL HEATING
- & UPVC DOUBLE GLAZED
- REF: DWE07360 - FREEHOLD - EPC = F



Worth viewing because...

A well presented 4 bedroom semi detached property situated in a very good size level corner plot with excellent open views over the adjoining countryside and with the potential to extend (subject to consents). This four bedroom property benefits from spacious accommodation with two reception rooms and conservatory, good sized gardens and an adjoining garage and parking. It also has potential for further enhancement if required.

Knowhow... with village homes



In more detail....

This is a great opportunity to acquire a spacious 4 bedroom village house which comes to the market for the first time since it was built about 70 years ago. The house occupies one of the best positions in the close and has accommodation which has been well looked after and perfect for a family. The property is accessed from the front via a pathway running through the front garden to the entrance porch which leads to a generous entrance hall. From the hall doors lead to the spacious sitting room with brick fireplace (blocked) and picture window overlooking the front garden. The hallway then gives access to the dining room at the rear which also has a picture window overlooking the rear garden and beyond to the open land known as Exminster marshes. From the dining room another door leads into the kitchen/breakfast room which is well fitted and also has views over the rear garden and beyond. A door from here leads to the side conservatory from where there is access to both the front and rear gardens. On the first floor there are 4 bedrooms with the two at the rear having excellent country views and there is also a bathroom with bath, shower cubicle, wash basin and low flush w.c. Outside at the front there is a lovely mainly lawned level garden with various shrubs, roses and other plants. A short driveway provides parking and leads to a larger than average garage. The rear garden is a good size, is level and mainly laid to lawn but also with a graveled sitting area. There is an outside w.c. and two useful sheds/stores



Exeter. Live Better

Whether you Visit, Live, Work or Study in Exeter, we believe this fantastic city has something to offer everyone. It's increasingly a talent magnet, with the brightest people attracted by a rich cocktail of location, education, innovation, wellbeing, culture – and environmental resilience. We believe in doing things differently, working together for the benefit of our citizens, our communities. So Exeter really is the brilliant alternative, not only as a place to live, but also because it's always looking for better ways of doing things. It's a city defined by opportunity, connectivity and success. For more information please visit the website www.exeterlivebetter.com



Directions:-

Travelling through Exminster from Exeter continue past the garage on the right hand side, and turn left as you approach the shops into Milbury Lane. Proceed to the bottom of the hill and turn right into Gissons. The property being sold will then be found at the end on the left.





The location...

This is a very well located property, situated on the edge of Exminster adjoining and enjoying excellent open views over the Exminster marshes at the rear. It is conveniently located for local village amenities including Shops, Post Office, Health Centre, Primary School and regular public transport in and out of the city. Nearby there are delightful countryside walks. The canal tow path and river Exe are also conveniently nearby, and are popular for walking and cycle rides. In addition the village has a golf club, which provides a challenging 2616 yd 9 hole course, together with 14 bay covered driving range and a club house. The cathedral city of Exeter is just about 4 miles away and offers a host of larger stores and leisure facilities. Exminster is very handily placed for access to the major arterial routes including the M5, A30 and A38 and is also well placed for easy access to the estuary at Starcross and the coast at Dawlish and beyond. Exeter city airport is also within striking distance.



Total area: approx. 146.4 sq. metres (1575.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.
Plan produced using PlanUp.

Room sizes

Entrance Porch:

7' 3" x 3' 6" (2.21m x 1.07m)

Entrance Hall:

Sitting Room:

17' 0" x 12' 3" (5.18m x 3.73m)

Dining Room:

12' 6" x 12' 0" (3.81m x 3.65m)

Kitchen/Breakfast Room:

11' 10" x 10' 7" (3.60m x 3.22m)

Conservatory:

11' 8" x 9' 0" (3.55m x 2.74m)

First Floor Landing:

Bedroom 1:

12' 0" x 11' 0" (3.65m x 3.35m)

Bedroom 2:

12' 6" x 12' 0" max (3.81m x 3.65m)

Bedroom 3:

8' 9" x 8' 2" (2.66m x 2.49m)

Bedroom 4:

9' 8" x 6' 8" (2.94m x 2.03m)

Bathroom:

7' 10" x 5' 6" (2.39m x 1.68m)

Outside:

Level gardens to front side and rear:

Outside w.c.:

Timber store:

9' 6" x 4' 10" (2.89m x 1.47m)

Garage: 17' 9" x 11' 7"

(5.41m x 3.53m)

Parking:

Store shed:



As a member of "The Experts in Property" network, we'll market your property through over 70 member offices across the southwest – and through the new Distinctly Westcountry office in Central London.

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

More details from...

20 Queen Street
Exeter
EX4 3SN

01392 259395 (Sales)
property@whittonandlaing.com
www.whittonandlaing.com


WHITTON & LAING