



Church Stile, Exminster, EX6 8DF

A beautifully maintained and improved three bedroom Victorian terrace formerly part of Church Stile School which dates back to the 1850's. The property benefits from some lovely original, character features, double glazed throughout with gas central heating.

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The Property:

Glazed veranda. Front door to entrance hallway.

Entrance Hallway

Slate tiled flooring. Storage above. Door through to sitting room.

Sitting Room: A lovely spacious room with high ceilings. Woodburning stove with brick arch over and hearth. Double radiator. Smoke detector. Original parquet wood flooring. Stairs to first floor. A great feature of this room is the original wood and glass panelling with door through to the kitchen.

Dining/Study Area: Two Upvc double glazed windows to the front aspect. Original parquet wood flooring. Radiator.

Kitchen: A selection of wall and base units, wood effect roll edge worktop, tile splashback, stainless steel sink with mixer tap. Space and connections for electric/gas cooker. Stainless steel extractor hood. Space and plumbing for washing machine and dishwasher. Wall mounted Worcester boiler. Original parquet wood flooring. Door to understairs cupboard.

Stairs rising the first floor, with exposed beams. Upvc double glazed window to front aspect with views towards the church.

First Floor

Upvc double glazed window to front aspect with outlook towards the church. Smoke detector. High feature beamed ceiling. Panel doors to bedrooms and bathroom. Door to airing/cupboard. Stairs rising to the second floor....

Bedroom One: A lovely and spacious bedroom, high ceiling with exposed beams. Feature arched Upvc double glazed

window to rear aspect with open outlook over the garden and lovely far reaching views. Double radiator.

Bedroom Two: Another double room with Upvc double glazed window overlooking the rear garden and countryside beyond. Double radiator.

Bathroom: A modern bathroom suite, low level WC, pedestal wash hand basin, stand-alone bath and separate shower, fully tiled with mains shower. Extractor fan and heated towel rail.

Second Floor

Stairs and Landing

Stairs to third bedroom. Smoke alarm. Feature beamed ceiling. Door to loft storage.

Bedroom Three: Two Velux windows with built in blinds. Double aspect with wonderful views. Radiator.

OUTSIDE

Front

Ample parking for two/three cars. Shared covered walkway giving access to the rear garden. Outside tap. Views towards the church.

Rear Garden - A lovely fully enclosed south facing garden, well established borders and the rest of the garden is mostly laid to lawn. Paved patio creating a lovely outside dining area. Garden summerhouse, outside tap. Gate giving rear access.



At a glance....

- Beautiful Three Bedroom Home
- Sitting Room/Dining Room
- Wood Burning Stove
- South Facing Garden
- Newly Fitted Bathroom
- South Facing Garden
- Private Parking
- Sought After Village Location

PROPERTY INFORMATION:

- Freehold
- Council Tax Band: C
- Mains Electric, Gas, Water and Drainage.

Church Stile, Exminster, Exeter, EX6

Approximate Area = 949 sq ft / 88.1 sq m (excludes void)

Limited Use Area(s) = 36 sq ft / 3.3 sq m

Total = 985 sq ft / 91.4 sq m

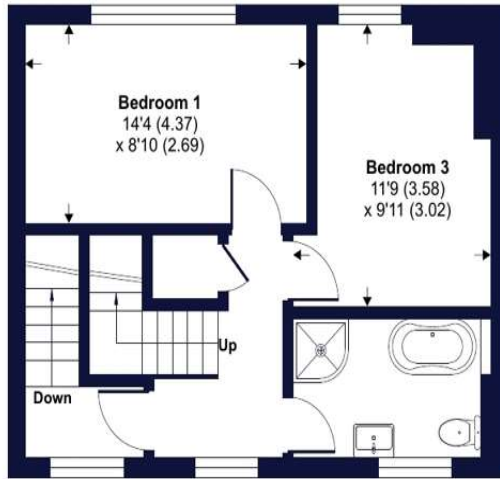
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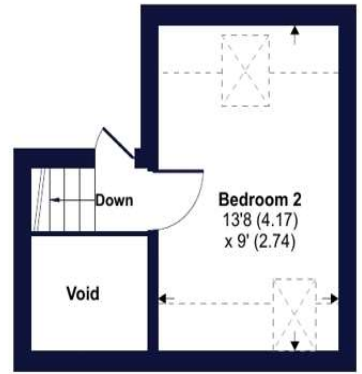
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Winkworth. REF: 1081689



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	60	
(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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