



Brook House, Westwood, Crediton, Devon, EX17 3PE



Brook House

Westwood, Crediton, Devon

Highly Desirable Westwood Location | Four Bedrooms

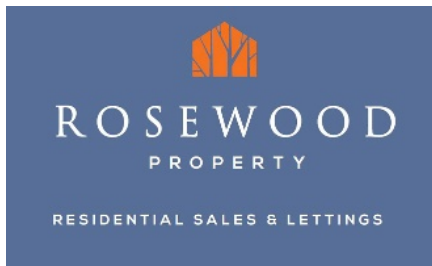
Master Bedroom with En-suite | 20ft Kitchen/Breakfast

Room & Family Room

22ft Living Room | 17ft Conservatory

Utility Room | Cloakroom

Council Tax Band E | Generous Gardens



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Brook House is an individual four bedroom detached residence which is elegantly presented and offers a plentiful supply of open spaces for modern living complimented with gas fired central heating, double glazing, a generous sized garden and ample off road parking for approximately four normal sized vehicles.

The entrance hall is awash with light from the exquisitely positioned arched window set between the ground and first floor, a two piece cloakroom suite is just set off the entrance. A door then leads straight into the impressive 20ft Kitchen/Breakfast and Family room with an extensive range of shaker style eye and base level cupboards with drawers complimented with roll edge worksurface tops over providing excellent space for the avid culinary expert of the home. An inset stainless steel sink with a mixer tap and drainer, integrated dishwasher and fridge, under pelmet lighting and attractive wall tiling. Space for a Range style cooker, a stainless steel extractor canopy above and attractive tiles to wall. Door/s lead off to the study, utility room and a double sliding door leads onto the Conservatory. The 22ft living room exudes charm and character with its triple aspect double glazed bay window and feature ornamental marble effect gas fire place.

A Double sliding door leads into the 17ft Conservatory which offers picturesque views of the garden, this fine spacious room compliments Brook Houses reception space by adding another sizeable room. The utility room offers a range of matching base level cupboards with drawers and an inset stainless steel sink. Space and plumbing for a washing machine, space for a fridge freezer and wall mounted Worcester gas fired central heating boiler. uPVC door then leads out onto the garden.

To the first floor is a half galleried landing and four bedrooms, the Master Bedroom offers double fitted wardrobes and a walk in mosaic tiled three piece en-suite wet room with a heated chrome towel rail. Bedroom two and three are very well proportioned and can be used as double bedrooms, the fourth bedroom is L shaped and has it's own fitted wardrobe cupboard. The family bathroom is a capacious room complimented with a three piece suite to include a bath with a mixer tap and



Important Information

Tenure: Freehold

Local Authority: Mid Devon District Council
Council Tax:

Sale By:

Estimated Rental & Yield:

Guide Price: £525,000

Type of Property: Detached House

EPC Rating: Energy Efficiency Rating C.

Viewing - Viewing is strictly by prior appointment
with Rosewood Property

Rosewood Property Residential Sales & Lettings

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shower attachment, WC and wash hand basin are inset within the vanity unit.

The grounds of Brook House are enclosed via a combination of attractive walling and timber panel fencing offering privacy. Raised decking and a paved patio provides a multitude of outside dining choice, mature flowers, shrubs and well populated mature palm trees are well located in the garden.

To the front is ample off road parking for numerous medium sized vehicles on the driveway, a front lawn well populated mature trees and shrub borders and a courtesy pathway leading to the front door of Brook House.

Exeter, approximately 9.5 miles away, is one of the most thriving cities within the South West and offers a wide choice of cultural activities with the theatre, museums, arts centre and a wealth of fantastic restaurants and shopping facilities, including John Lewis and Waitrose. Many well-regarded primary and secondary schools can be found in Exeter including Exeter School and The Maynard, whilst Exeter University is recognised as one of the best universities in the country.

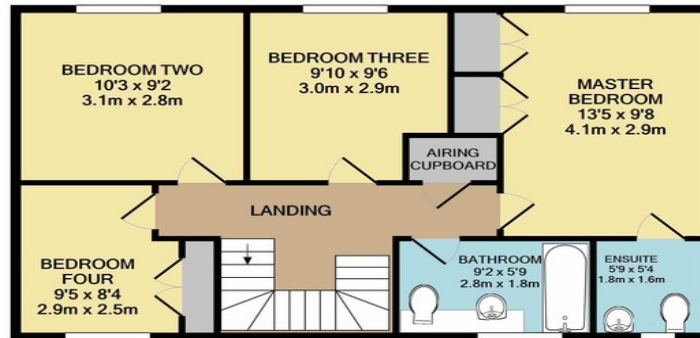


Contact Brett Hampton for Valuations and Sales

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GROUND FLOOR



1ST FLOOR

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