





FULL DESCRIPTION This spacious family home is immaculately presented throughout with many features practically untouched. This neutral decor makes it easy to move straight in and add your own accessories to make it feel homely.

The property is located in the popular village of Exminster and has local amenities just a short walk away. The village is well connected to Exeter city centre, being only a 15 minute drive away, and local buses run throughout the day and into the evening. Exminster has access to lots of cycle routes that take you to the local coastal towns such as Exmouth and Dawlish.

ENTRANCE HALL As you enter the property you access a spacious entrance hall giving you access to the rooms on the lower floor and the stairs. There is plenty of space to hang coats and store shoes. The entrance hall boasts a large storage cupboard.

KITCHEN 13' 4" x 10' 7" (4.08m x 3.24m) The kitchen has a modern white gloss finish with plenty of cupboards for storage of kitchen items. The kitchen has integrated appliances that are hidden away making the space look very tidy. There is room for a family dining table and the bay window makes the room feel extra light and airy.



LIVING ROOM 17' 6" x 12' 5" (5.34m x 3.79m) The living room has patio doors overlooking the garden and a large window making the living room feel very bright. The room is very large in size and has a hidden storage cupboard behind the door.

DOWNSTAIRS CLOAKROOM 6' 2" x 3' 2" (1.89m x 0.97m) Spacious downstairs cloakroom consisting of a WC and a hand wash basin.

BEDROOM 4 6' 10" x 10' 0" (2.09m x 3.06m) Bedroom 4 is a large single room overlooking the garden at the back of the property,

BEDROOM 3 12' 3" x 10' 5" (3.75m x 3.19m) Bedroom 3 is a great sized double room at the front of the property. The room has a large window, creating a light and airy space.

BEDROOM 2 10' 5" x 13' 6" (3.18m x 4.14m) Particularly spacious double bedroom again at the back of the property.

FAMILY BATHROOM 8' 3" x 6' 9" (2.52m x 2.08m) This nearly new family bathroom has barely been used. The bathroom consists of a WC, hand wash basin and bath with over head shower. The bathroom has an extractor fan and a window for extra ventilation.

MASTER BEDROOM 17' 0" x 22' 11" (5.19m x 7.01m) This fantastic room is huge and has space for multiple built in wardrobes and has access to the large en-suite bathroom. There are 3 good sized windows within the bedroom letting light flood the room, making it a light and airy space.

EN-SUITE 9' 1" x 5' 3" (2.78m x 1.61m) The spacious en-suite consists of a WC, hand wash basin and a large



shower.

GARDEN Fully enclosed rear garden with access to an additional space at the bottom of the garden, perfect for storage or a garden shed. The top garden has a mixture of grass and a paving area perfect for BBQs and al fresco dining. There is a gate located at the bottom of the garden that leads to the garage, this can also be accessed by the road to the side of the property.

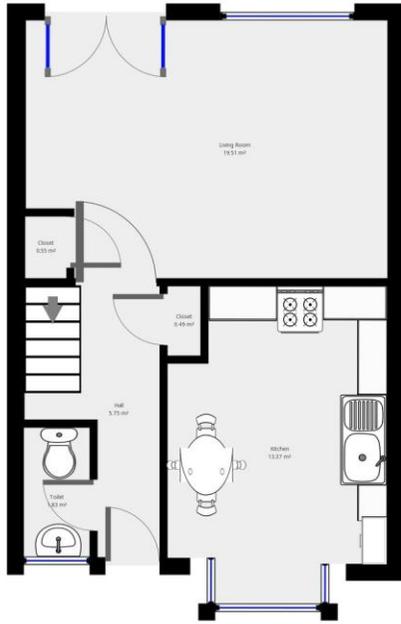




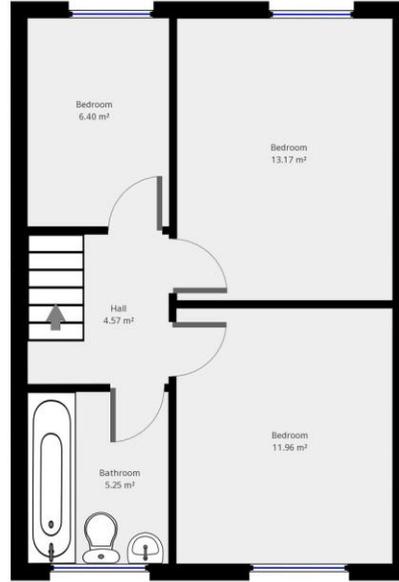


OFF ROAD PARKING AND GARAGE The property comes with 2 off road parking spaces and a large garage.





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