



West of 

# Rougemont Court

Exminster Offers in excess of £550,000

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Exminster O.I.E.O. £550,000

Absolutely exceptional four double bedroom property, beautifully presented throughout and benefitting from open aspect garden adjoining open fields with wonderful views across the valley and over the Exe estuary. This superb property features; large open plan living, dining and kitchen with twin bi-fold doors opening onto the garden, modern fitted kitchen, three first floor double bedrooms and large bathroom, the second floor offers a large master bedroom with high vaulted ceiling with bi-fold doors opening onto a balcony offering wonderful far reaching views, plus an adjoining dressing room and en-suite. The property also has driveway parking for one vehicle leading to a single attached garage and to the rear a lovely landscaped garden with open views over adjoining fields.

Absolutely beautiful village home | Four double bedrooms | Large open plan living/dining/kitchen area | Wonderful modern fitted kitchen | Cloakroom with utility cupboard | Beautiful master bedroom with high vaulted ceiling and balcony | Dressing room and en-suite | Landscaped southerly facing rear garden | Driveway parking and garage | Must be viewed!

#### PROPERTY DETAILS:

##### APPROACH

The property is approached via an attractive covered entrance porch area with recess spot lighting. Block paved pathway to front door and around to side gated access. Part glazed front door to entrance hallway.

##### ENTRANCE HALLWAY

Attractive entrance hallway with wonderful polished porcelain tiled floor with under floor heating. Stairs to first floor. Recess spotlights. Door to under stair storage cupboard. Doors to open plan living room and cloakroom.

##### CLOAKROOM

Large cloakroom with double glazed window to front aspect with obscure glass. Modern white suite comprising; low level w.c. and hand wash basin set in vanity unit with cupboard under. Recess spotlights. Chrome ladder style radiator. Matching polished porcelain tiled floor with under floor heating. Sliding door to storage cupboard complete with shelving. Further sliding door to utility cupboard housing Worcester gas boiler, and space and plumbing for washing machine.

##### OPEN PLAN LIVING/DINING/KITCHEN/BREAKFAST ROOM

##### KITCHEN/BREAKFAST ROOM AREA

13' 3" x 12' 0" (4.04m x 3.66m) Double glazed window to front aspect. Modern fitted kitchen with excellent range of base, wall and drawer units in high gloss white finish. Granite worktops with tiled surround and inset composite sink. Slot-in Belling range style electric cooker with 7 ring gas hob, and large modern stainless steel and glass cooker hood over. Space for freestanding fridge/freezer. Concealed worktop lighting. Matching breakfast bar area. High polished porcelain tiled floor with under floor heating. Recess spotlights. Opening through to the living/dining room area.

##### LIVING/DINING ROOM AREA

23' 7" x 12' 0" (7.19m x 3.66m) Wonderful light and spacious room with twin triple pane bi-fold doors opening onto the garden and double glazed window to side aspect. Quality engineered oak flooring with under floor heating. TV and telephone points. Door to under stair cupboard. Wall lighting.



## FIRST FLOOR

Beautiful Oak and glass staircase leads from the entrance hallway to the half landing and first floor with tall window to side aspect with obscure glass. Spacious first floor landing with quality engineered oak flooring. Doors to bedrooms and bathroom. Stairs to second floor.

## BEDROOM 2

13' 2" x 12' 1" (4.01m x 3.68m) Large double bedroom with double glazed window to rear aspect offering wonderful views over adjoining fields and countryside, and Exe estuary beyond. Matching quality engineered oak flooring. Radiator. TV and telephone points. Wall lighting.

## BEDROOM 3

12' 2" x 11' 3" (3.71m x 3.43m) Further spacious double bedroom with double glazed window to front aspect. Quality engineered oak flooring. Radiator. Telephone point.

## BEDROOM 4

12' 0" x 11' 9" (3.66m x 3.58m) Double bedroom with double glazed window to rear aspect offering wonderful views over adjoining fields and countryside, and Exe estuary beyond. Matching quality engineered oak flooring. Radiator. Wall lighting.

## BATHROOM

11' 0" x 7' 7" (3.35m x 2.31m) Large attractive fully tiled bathroom with double glazed window to front aspect with obscure glass. Modern white suite comprising; low level w.c. and hand wash basin set in vanity unit with cupboards under, bath with tiled surround and large fitted mirror over, and large walk in wet room style shower enclosure with mixer shower, large fitted rain shower head over and additional hand set. Recess spotlights. Chrome ladder style radiator. Tiled floor with underfloor heating. Shaver point. Feature alcove shelving.

## STAIRS/LANDING

Stairs from first floor landing to half landing with matching tall double glazed window to side aspect with obscure glass. Second floor landing with door to master bedroom and doorway to open recess - perfect for storage with Velux triple glazed ceiling window. Light and power.

## BEDROOM 1

16' 10" x 12' 0" (5.13m x 3.66m) Beautiful master bedroom with high vaulted ceiling and triple pane bi-fold doors to balcony with outside light and power, and enclosed by glass and steel railing offering wonderful views over the village and countryside, and Exe estuary beyond. Quality engineered oak flooring. Upvc double glazed velux ceiling window. Radiator. TV and telephone points. Wall lighting. Doorway to dressing room.

## DRESSING ROOM

12' 6" x 4' 0" (3.81m x 1.22m) Useful room with recess spotlights and hatch to loft space. Matching quality engineered oak flooring. Door to en-suite.

## EN-SUITE

8' 11" x 6' 6" (2.72m x 1.98m) Fully tiled en-suite with Upvc double glazed Velux ceiling window to rear aspect. Modern white suite comprising; low level w.c. and hand wash basin set in vanity unit with range of storage cupboards under. Feature alcove shelving with downlighting. Large walk-in wet room style shower enclosure with mixer shower and large fitted shower head and additional hand set. Chrome ladder style radiator.

## OUTSIDE

### FRONT

Small front garden area stocked with an assortment of mature plants and shrubs. Block paved driveway leading to single attached garage.

### GARAGE

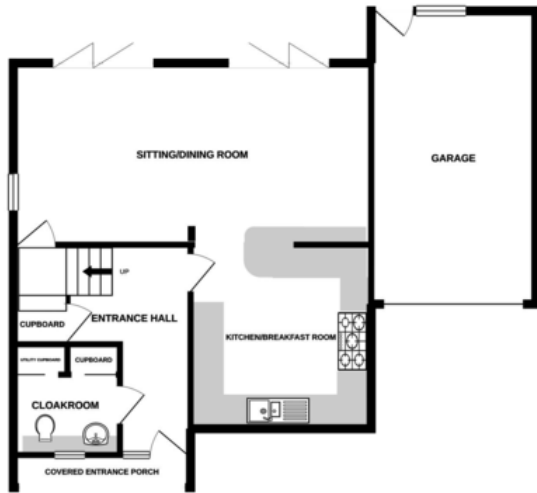
19' 5" x 11' 0" (5.92m x 3.35m) Remote controlled roller door to larger than average attached garage. Light and power. Boarded eaves storage area. Double glazed window and door to rear garden.

### REAR GARDEN

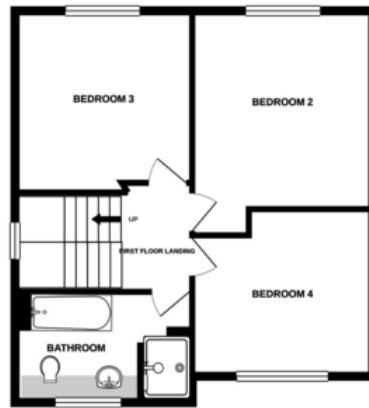
Attractively landscaped southerly facing rear garden with pleasant open aspect overlooking adjoining fields. Large granite paved sun terrace leading to lawned area with various beds and borders stocked with a variety of plants and shrubs. Outside lighting. Matching granite paved pathway leads around to side with flower border, binstore area and gate to front access.



GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	91
(81-91)	B	83
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
<small>WWW.EPC4U.COM</small>		



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