



West of **EX**

Old Quarry Drive

Exminster

£325,000

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A beautifully presented modern three-storey mid-terrace home offering three double bedrooms in the sought-after village of Exminster. The accommodation includes a spacious living room, contemporary kitchen/dining room, separate utility room and cloakroom. The first floor offers two double bedrooms and a modern family bathroom, while the principal bedroom with en-suite occupies the second floor. Outside is a low-maintenance split-level rear garden with gated access, together with a large single garage adjacent to the property and allocated parking space for one vehicle.

Modern three storey mid terrace house | Three double bedrooms | Spacious living room | Kitchen/dining room with modern fitted kitchen | Utility room and cloakroom | Master bedroom with en-suite | Modern bathroom | Enclosed two level low maintenance rear garden | Single attached garage | Allocated parking space

APPROACH

Part glazed composite front door to entrance hallway. Outside light.

ENTRANCE HALLWAY

Small entrance hallway with stairs to first floor and door to living room. Coat hanging space. Quality LVT wood effect flooring.

LIVING ROOM

13' 8" x 10' 2" (4.17m x 3.1m) (max) Light and spacious living room with Upvc double glazed window to front aspect. Quality LVT wood effect flooring. Radiator. TV and telephone points. Door to deep understair storage cupboard. Door to kitchen/dining room.

KITCHEN/DINING ROOM

10' 2" x 9' 9" (3.1m x 2.97m) Attractive kitchen/dining room with large Upvc double glazed french doors opening onto the garden. Modern fitted kitchen with range of base, wall and drawer units in high gloss white finish. Slimline marble effect worktop with coloured glass splash panels and inset acrylic sink with mixer tap. Integral electric oven and induction hob with extractor hood over. Space and plumbing for dishwasher. Integral fridge/freezer. Matching quality LVT wood effect flooring. Opening through to the utility area.

UTILITY AREA

5' 6" x 3' 2" (1.68m x 0.97m) Useful room with range of base and wall units in high gloss white finish. Fitted worktop with space and plumbing under for washing machine. Wall unit housing gas combi boiler. Recess spotlights. Matching quality LVT wood effect flooring. Radiator. Door to cloakroom.

CLOAKROOM

Modern white suite comprising; low level w.c. and hand wash basin with tiled splash back. Radiator. Extractor fan. Matching quality LVT wood effect flooring.



FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to light and spacious first floor landing with Upvc double glazed window to front aspect. Stairs to second floor. Door to useful cupboard complete with hanging rail and shelf. Doors to bedrooms and bathroom.

BEDROOM 2

13' 5" x 7' 9" (4.09m x 2.36m) Spacious second double bedroom with Upvc double glazed window to rear aspect and outlook over the garden. Radiator.

BEDROOM 3

9' 0" x 7' 1" (2.74m x 2.16m) Further spacious double bedroom with Upvc double glazed window to front aspect. Radiator.

BATHROOM

Modern white suite comprising; low level w.c., hand wash basin and bath with tiled surround and mixer tap with shower head attachment. Part tiled walls. Recess spotlights. Extractor fan. Shaver point. Gold colour ladder style radiator. Tiled effect laminate flooring.

SECOND FLOOR

STAIRS/LANDING

Stairs from first floor landing to small second floor landing with door to bedroom 1.

BEDROOM 1

11' 5" x 10' 2" (3.48m x 3.1m) (max - with some height restriction) Spacious double bedroom with Upvc double glazed window to front aspect. Radiator. TV point. Mirror sliding doors to built-in double wardrobe complete with hanging rail and shelf. Door to en-suite.

EN-SUITE SHOWER ROOM

Modern white suite comprising; low level w.c., pedestal hand wash basin and glass folding door to tiled shower enclosure with electric shower. Velux ceiling window. Shaver point. Recess spotlights. Radiator. Extractor fan. Tile effect laminate flooring.

OUTSIDE

FRONT

Small open front garden laid to gravel with path to front door.

GARAGE

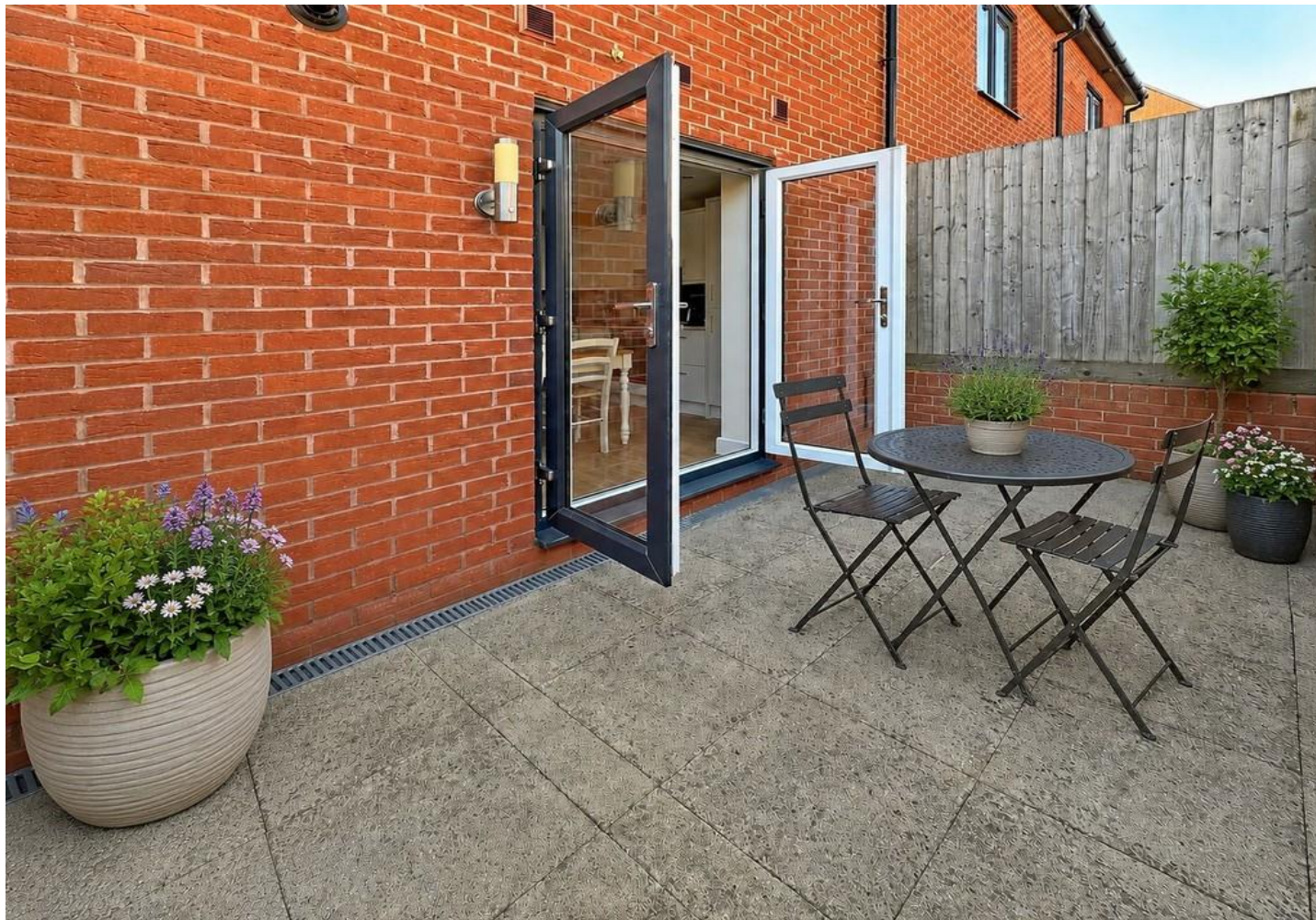
18' 0" x 8' 5" (5.49m x 2.57m) Attached single garage located under adjoining coach house with up and over door. Light and power.

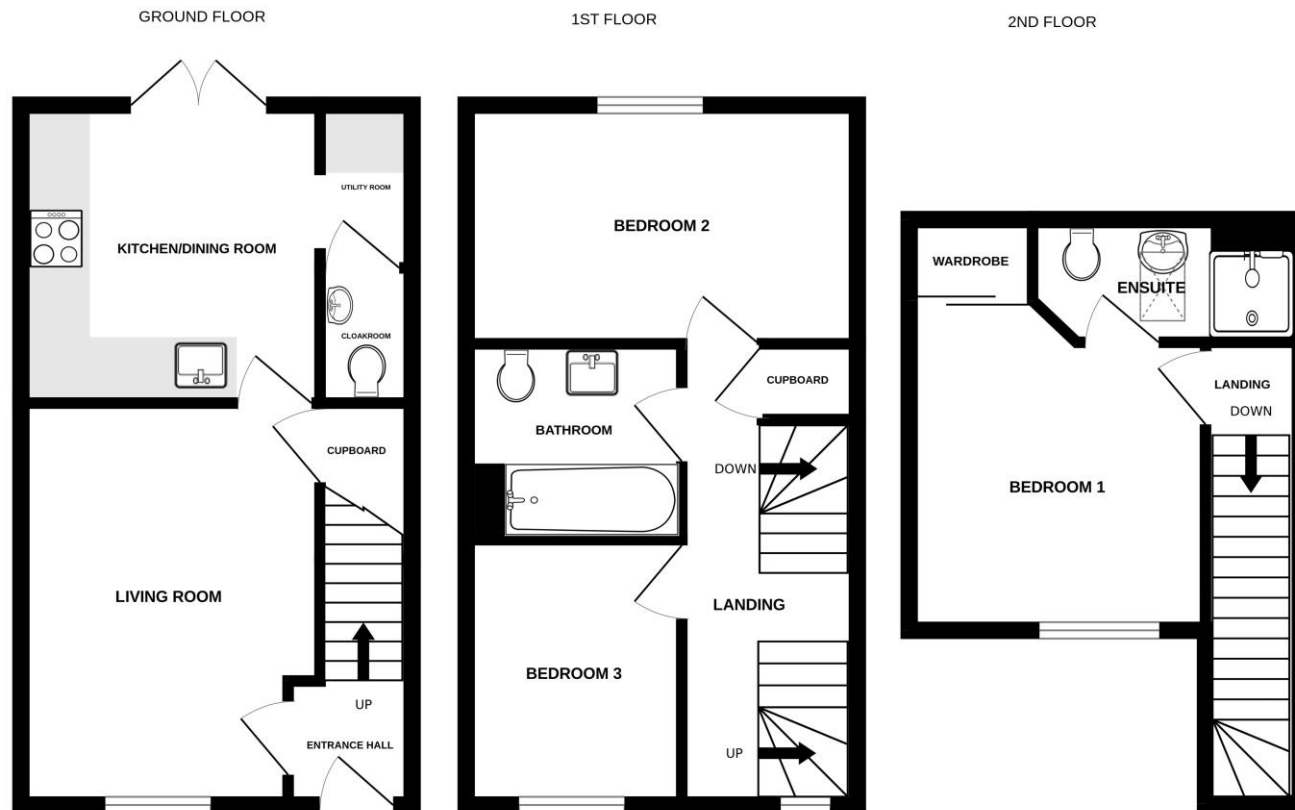
REAR GARDEN

Good sized rear garden set on two levels featuring a paved patio area adjoining the rear of the property with steps up to a larger upper garden also laid to paving with feature patterned tiling and edged with gravel border. Gate to rear access.

PARKING

One allocated parking space located to the rear behind the adjoining coach house.





Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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EXETER OFFICE
18 Southernhay West Exeter EX1 1PJ
Tel: 01392 833999
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

EAST DEVON OFFICE
61 Fore Street Topsham Exeter EX3 0HL
Tel: 01392 345070
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

WEST OF EXE OFFICE
Main Road Exminster EX6 8DB
Tel: 01392 833999
enquiries@westofexe.co.uk
www.westofexe.co.uk

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