



West of 

Miller Way

Exminster

Offers over £375,000

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Attractive three bedroom detached located in a highly desirable residential area of Exminster, with good access to the city of Exeter and major road network. The property is well presented throughout and comprises of a large double aspect lounge, attractive kitchen, separate dining room, and large conservatory. On the first floor are three spacious bedrooms - master bedroom with en-suite and a family bathroom. The property also benefits from a generous sized southerly facing garden, driveway parking for up to three vehicles and a detached single garage.

Detached village home | Three spacious bedrooms |
Attractive double aspect lounge | Spacious fitted kitchen |
Large conservatory | Master bedroom with en-suite |
Modern bathroom with white suite | Generous sized
southerly facing rear garden | Driveway parking for up to
three vehicles | Detached single garage

PROPERTY DETAILS:

APPROACH:

Upvc front door to entrance hallway.

ENTRANCE HALLWAY

Inset matting. Coved ceiling. Central heating radiator. Telephone point. Stairs to first floor. Doors to lounge, dining room and cloakroom.

CLOAKROOM

Upvc double glazed window to front aspect with obscure glass. White suite comprising; low level w.c. and hand wash basin with tiled splashback. Central heating radiator.

LOUNGE

18' 4" x 11' 1" (5.59m x 3.38m) (max) Light and spacious double aspect room with Upvc double glazed window to front aspect and Upvc double glazed sliding patio doors to conservatory. Coved ceiling. Two central heating radiators. Feature fireplace with ornate mantle, marble effect inset and hearth, and fitted living flame effect gas fire. TV and telephone points. Door to kitchen.

KITCHEN

13' 5" x 8' 5" (4.09m x 2.57m) (max) Further light and spacious room with Upvc double glazed window to rear aspect with outlook over the garden and Upvc part glazed door to garden. Fitted kitchen with range of base and wall units in light wood effect finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral electric double oven and gas hob with extractor hood over. Space and plumbing for washing machine and dishwasher. Concealed worktop lighting. Door to understair storage cupboard. Door to dining room.



DINING ROOM

10' 3" x 9' 2" (3.12m x 2.79m) Upvc double glazed window to front aspect. Coved ceiling. Central heating radiator. Telephone point.

CONSERVATORY

17' 5" x 8' 10" (5.31m x 2.69m) Large Upvc constructed conservatory on brick plinth with Upvc double glazed windows to rear and side aspects, and Upvc double glazed French doors to side and front aspect. Wall lighting. Wall mounted Dimplex electric heater. Ceramic tiled floor.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hall way to first floor landing with Upvc double glazed window to rear aspect with outlook over the gardens and grounds of Devington Park beyond. Hatch to loft space. Door to airing cupboard complete with Worcester combi boiler and shelving. Doors to bedrooms and bathroom.

BEDROOM 1

11' 8" x 10' 2" (3.56m x 3.1m) (plus deep door recess) Spacious master bedroom with Upvc double glazed window to front aspect. Coved ceiling. Central heating radiator. Range of quality fitted bedroom furniture comprising of; fitted wardrobes, bedside cabinets, shelving and overhead storage cupboards. TV point. Door to en-suite.

EN-SUITE SHOWER ROOM

6' 0" x 5' 8" (1.83m x 1.73m) Upvc double glazed window to front aspect with obscure glass. Modern white suite comprising; low level w.c., pedestal hand wash basin and tiled shower enclosure with glass door and mixer shower. Central heating radiator. Shaver point. Extractor fan.

BEDROOM 2

11' 4" x 8' 9" (3.45m x 2.67m) (plus deep door recess) Further spacious double bedroom with Upvc double glazed window to front aspect. Central heating radiator. Telephone point.

BEDROOM 3

9' 3" x 8' 0" (2.82m x 2.44m) Spacious bedroom with Upvc double glazed window to rear aspect with outlook over the garden and the grounds of Devington Park beyond. Central heating radiator. Door to built-in wardrobe.

BATHROOM

7' 0" x 6' 1" (2.13m x 1.85m) Modern bathroom with Upvc double glazed window to rear aspect with obscure glass. White suite comprising; low level w.c., pedestal hand wash basin and P Shaped bath with fitted glass shower screen, and mixer shower. Extractor fan. Central heating radiator.

OUTSIDE

FRONT

Attractive open front garden laid to lawn and gravelled areas with flower bed and edged by mature hedging. Long tarmac driveway offering parking for up to three vehicles leading to a single detached garage.

GARAGE

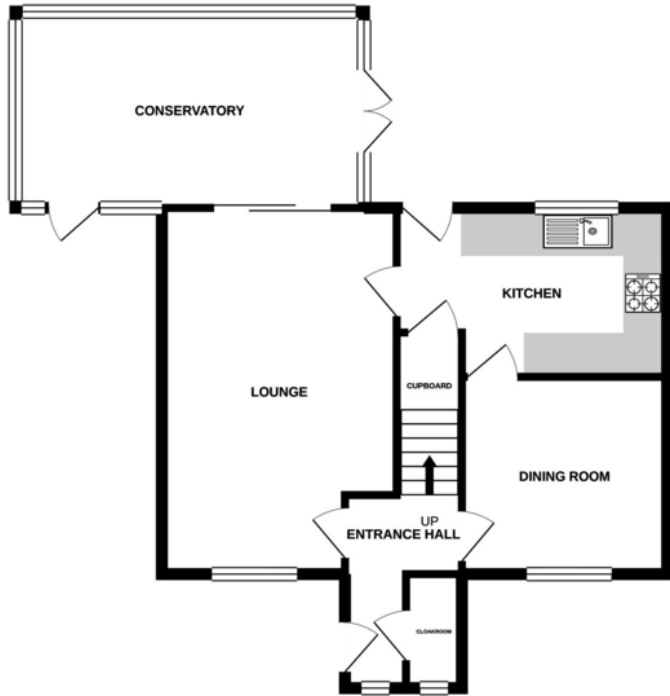
17' 2" x 8' 3" (5.23m x 2.51m) Up and over door to single detached garage. Light and power. Eaves storage. Upvc pedestrian door to garden.

SIDE AND REAR GARDEN

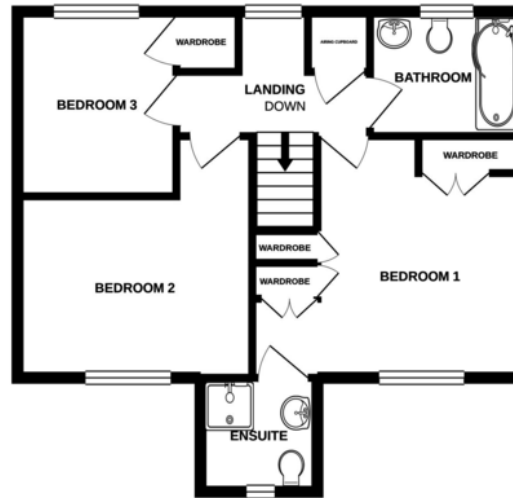
Attractive generous sized southerly facing rear garden, with paved patio area adjoining the property leading to level lawned garden edged with mature borders. Fitted garden shed. Further stone paved and gravelled side garden area with gated access to front. Outside tap.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
70	83	67	81

Energy Efficiency Rating: 70 (Current), 83 (Potential)
Environmental (CO₂) Impact Rating: 67 (Current), 81 (Potential)

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



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