



West of 

Berrybrook Meadow

Exminster

Offers in excess of £400,000

Berrybrook Meadow

Exminster O.I.E.O. £400,000

Lovely three bedroom detached property situated in a highly popular residential area of Exminster and having easy access to all village amenities, city of Exeter and major road network. This attractive home is presented beautifully throughout and features; light and spacious living room leading through to a further spacious dining room, modern fitted kitchen, downstairs cloakroom, three good sized bedrooms - master with en-suite and modern bathroom. The property benefits from a well tended enclosed rear garden enjoying a southerly aspect, driveway parking for up to three vehicles leading to a partly converted garage and a useful multi-use room.

Attractive detached house | Three good sized bedrooms | Light and spacious living room | Further spacious dining room | Modern kitchen | Master bedroom with en-suite | Modern bathroom | Well tended rear garden | Part converted garage and multi-use room | Driveway parking for up to three vehicles

PROPERTY DETAILS:

APPROACH

Covered entrance canopy. Part glazed composite door to entrance hallway. Outside light.

ENTRANCE HALLWAY

Attractive hallway with quality wood flooring. Coved ceiling. Radiator. Telephone point. Stairs to first floor. Doors to living room, kitchen and cloakroom.

CLOAKROOM

5' 9" x 2' 9" (1.75m x 0.84m) Upvc double glazed window to front aspect with obscure leaded glass. White suite comprising; low level w.c. and hand wash basin with tiled splash back. Radiator. Dado rail.

LIVING ROOM

13' 5" x 11' 7" (4.09m x 3.53m) (plus bay window) Light and spacious living room with feature bay window with leaded Upvc double glazed windows to front and side aspect. Coved ceiling. Feature fireplace with polished granite effect mantle and hearth, and inset gas fire. TV and telephone points. Arch to dining room.

DINING ROOM

10' 6" x 8' 8" (3.2m x 2.64m) Further light and spacious room with Upvc double glazed sliding patio door to garden. Coved ceiling. Radiator. Door to kitchen.

KITCHEN

11' 4" x 9' 1" (3.45m x 2.77m) (max) Attractive kitchen with Upvc double glazed window to rear aspect with outlook over the garden. Modern Shaker Style fitted kitchen with range of base, wall and display units in white finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral single electric oven and gas hob with stainless steel splash panel and stainless steel cooker hood over. Space and



plumbing for washing machine. Space for freestanding fridge/freezer. Radiator. Matching quality wood flooring. Concealed worktop lighting. Door to under stair cupboard housing gas boiler and shelving. Part glazed Upvc door to side access.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to light first floor landing with Upvc double glazed window to side aspect. Hatch to loft space. Doors to bedrooms and bathroom.

BEDROOM 1

11' 9" x 11' 5" (3.58m x 3.48m) (plus bay window) Light and spacious master bedroom with Upvc double glazed leaded bay window to front and side aspect. Coved ceiling. Radiator. Telephone point. Door to en-suite.

ENSUITE

8' 1" x 3' 3" (2.46m x 0.99m) (max) Upvc double glazed window to side aspect with leaded obscure glass. Modern white suite comprising; low level w.c., pedestal hand wash basin and glass folding door to tiled shower enclosure with mixer shower. Radiator. Shaver point.

BEDROOM 2

11' 3" x 9' 1" (3.43m x 2.77m) (plus door recess) Further light and spacious bedroom with Upvc double glazed window to rear aspect with outlook over the garden. Coved ceiling. Radiator. Telephone point.

BEDROOM 3

8' 9" x 7' 0" (2.67m x 2.13m) Good sized bedroom with Upvc double glazed window to rear aspect. Radiator.

BATHROOM

6' 9" x 6' 2" (2.06m x 1.88m) (plus door recess) Spacious bathroom with Upvc double glazed window to front aspect with obscure leaded glass. Modern white suite comprising; low level w.c., pedestal hand wash basin and P shape bath with tiled surround, glass screen and mixer shower. Dado rail. Shaver point. Extractor fan. Tiled floor. Chrome ladder style radiator. Door to airing cupboard housing hot water tank and shelving.

OUTSIDE

FRONT

Well tended front garden laid to gravel with mature plants and edged with hedgerow. Paved path to front door. Tarmac driveway to side offering parking for up to three vehicles leading to partially converted garage.

PARTIALLY CONVERTED GARAGE

7' 5" x 8' 7" (2.26m x 2.62m) Up and over door to partially converted garage with light and power.

REAR GARDEN

Beautifully tended rear garden enjoying a southerly aspect and featuring; paved patio area adjoining the rear of the property with step up onto decked sun terrace which is edged with borders stocked with a variety of plants and shrubs. Pathway leading down to the multi-use room. Gate to a further part of the garden located behind the garage housing fitted shed and space for further storage. Side gate access to drive. Outside tap.

MULTI-USE ROOM

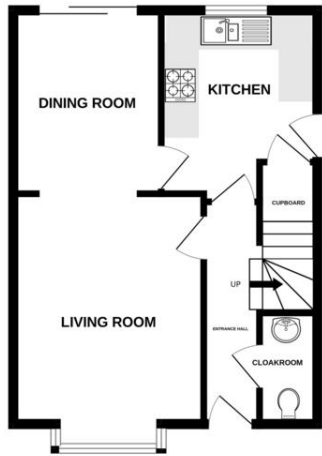
9' 6" x 8' 7" (2.9m x 2.62m) Upvc double glazed french doors to a useful room with light and power - would make a perfect office space, hobby room, playroom etc. Window and part glazed door to the rear.

AGENTS NOTES

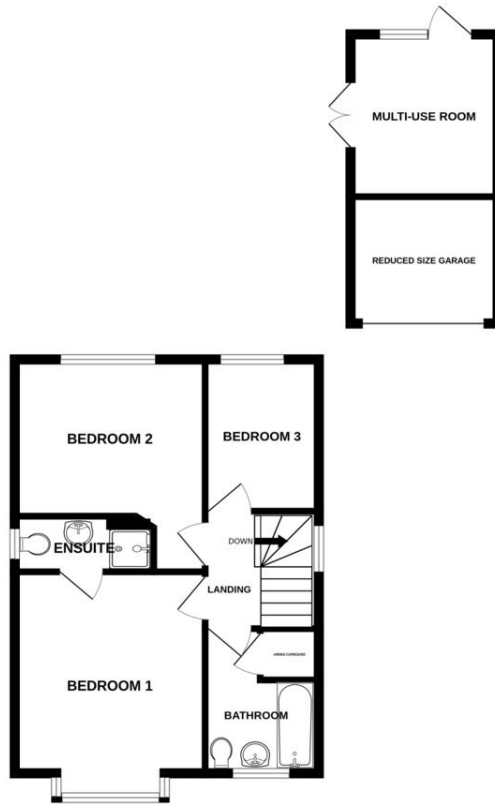
The property is Freehold
Council Tax Band: D - Teignbridge District Council



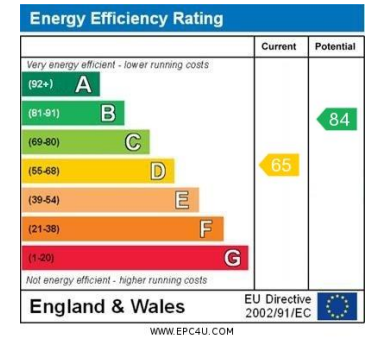
GROUND FLOOR



1ST 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



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