



West of 

Jupes Close  
Exminster £480,000



# Jupes Close

## Exminster £480,000

A stunning detached modern home located in the village of Exminster, on the outskirts of Exeter and offers easy access to the coast, moors, and major road network - ideally situated for those looking for a peaceful, yet well-connected location. The property features; four generously sized bedrooms including a master with en-suite shower room and third bedroom with connecting study, a light and spacious living room flows through to a connecting dining room, and a modern kitchen which flows through to a large family room with large Atrium ceiling window and doors leading to the garden. The rear garden has been attractively landscaped and features a large composite decked sun terrace leading onto a artificial lawn edged with mature borders. There is a useful workshop/garden store with light and power, plus a partly converted garage offering further storage and multi use room, and driveway parking to the front for up to three vehicles.

Attractive detached house | Four generous sized bedrooms |  
Spacious living room leading through to the dining room | Modern  
fitted kitchen | Wonderful family room with large Atrium roof  
window | Master bedroom with en-suite shower room | Third  
bedroom with connecting study | Modern bathroom | Landscaped  
rear garden with large workshop/garden store | Partly converted  
garage and driveway parking for up to three vehicles

### PROPERTY DETAILS:

#### APPROACH

Composite front door to entrance hallway. Outside light.

#### ENTRANCE HALLWAY

Attractive traditional style hallway with quality Karndean wood effect flooring. Large inset mat. Radiator. Stairs to first floor. Door to understair cupboard. Top mounted sliding doors to cloakroom and living room. Door to kitchen.

#### CLOAKROOM

5' 7" x 3' 0" (1.7m x 0.91m) Modern cloakroom with Upvc double glazed window to front aspect with obscure glass. Modern white suite comprising; low level w.c. and hand wash basin set on wood effect plinth with mixer tap. Chrome ladder style radiator. Matching quality Karndean wood effect flooring.

#### LIVING ROOM

15' 10" x 11' 1" (4.83m x 3.38m) Superb light and spacious living room with large Upvc double glazed window to front aspect. Wonderful media wall with range of fitted cupboards and shelving, with TV point and space for TV. Radiator. Matching quality Karndean wood effect flooring. Archway to connecting dining room.

#### DINING ROOM

8' 9" x 8' 8" (2.67m x 2.64m) Further spacious room offering plenty of space for dining room furniture. Double doors to useful fitted storage cupboard. Radiator. Matching quality Karndean wood effect flooring. Sliding Upvc patio door to family room.

#### KITCHEN

11' 7" x 8' 4" (3.53m x 2.54m) (max) Modern fitted kitchen with excellent range of base, wall and drawer units in a cream shaker style finish. Grey slate effect worktops with tiled surround and inset composite Blanco sink with mixer tap. Fitted Belling slot-in range style cooker with electric ovens and 5 ring ceramic hob and modern stainless steel cooker hood over. Space for freestanding fridge/freezer. Space and plumbing for washing machine. Recess spotlights. Matching quality Karndean wood effect flooring. Opening through to the family room.





### FAMILY ROOM

15' 9" x 9' 5" (4.8m x 2.87m) A wonderful light and spacious room with large Atrium roof window and further windows to side and rear aspect. Large island matching the kitchen with cupboards under and breakfast bar area. TV and telephone points. Recess spotlights. Matching quality Karndean wood effect flooring. Radiator. French doors opening onto the garden.

### FIRST FLOOR

#### STAIRS/LANDING

Stairs from entrance hallway to first floor landing with doors to bedrooms and top mounted sliding door to bathroom. Door to a useful over stair cupboard. Further large innovative storage cupboard. Hatch to loft space with pull-down ladder and light.

#### BEDROOM 1

14' 7" x 11' 2" (4.44m x 3.4m) (max) Light and spacious master bedroom with Upvc double glazed window to rear aspect with outlook over the gardens. Recess spotlights. Sliding mirror doors to built-in wardrobe complete with hanging rail and shelf. Further freestanding large double wardrobe. TV and telephone points. Radiator. Archway to en-suite shower room.

#### EN-SUITE SHOWER ROOM

5' 7" x 2' 6" (1.7m x 0.76m) Upvc double glazed window to rear aspect with obscure glass. Glass door to tiled shower enclosure with mixer shower. Extractor fan. Wood flooring. Fully tiled walls.

#### BEDROOM 2

11' 21" x 9' 9" (3.89m x 2.97m) (max) Further good sized double bedroom with Upvc double glazed window to front aspect. Radiator. TV point.

#### BEDROOM 3

11' 9" x 7' 7" (3.58m x 2.31m) Double bedroom with Upvc double glazed window to rear aspect. Radiator. Hatch to further loft space. Door to useful study room.

#### STUDY ROOM

7' 7" x 3' 7" (2.31m x 1.09m) Useful room with Upvc double glazed window to front aspect and offering itself for a number of uses including walk-in wardrobe, en-suite etc but currently used as an office.

#### BEDROOM 4

9' 1" x 7' 7" (2.77m x 2.31m) Good sized fourth bedroom with Upvc double glazed window to front aspect. Radiator.

#### BATHROOM

6' 3" x 6' 0" (1.91m x 1.83m) Upvc double glazed window to rear aspect with obscure glass. Modern white suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under, and bath with tiled surround and mixer tap with shower head attachment. Radiator. Extractor fan. Part tiled walls.

### OUTSIDE

#### FRONT

Open front garden area with has been laid to gravel offering additional parking for up to two vehicles and tarmac side driveway with parking for one vehicle. Path to front door.

#### PARTLY CONVERTED GARAGE

Up and over door to partly converted garage with light and power and doorway through to further garage space offering a multitude of uses (currently used as fitness room) with part glazed pedestrian door to rear garden. Large mezzanine loft storage space.

#### REAR GARDEN

Attractively landscaped garden with large composite decked sun terrace leading onto a large level garden laid to artificial grass edged with flower border. Large fitted workshop/store with light and power.

#### AGENTS NOTES

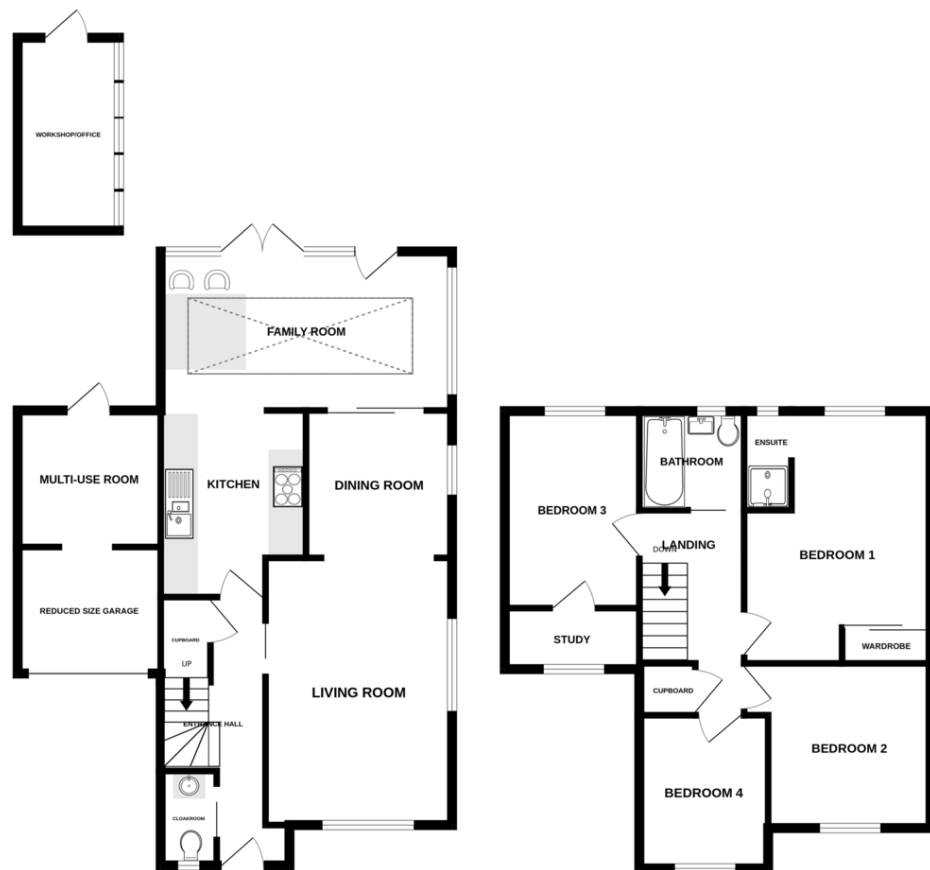
The property is Freehold  
Council Tax Band: D - Teignbridge District Council





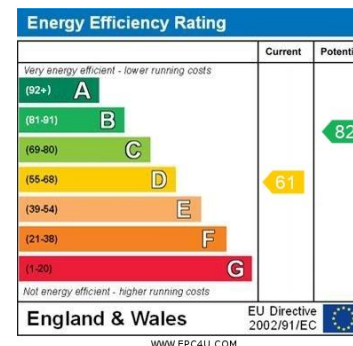
GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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**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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