

Located in a charming residential development, this spacious and modern four bedroom semi-detached house enjoys a position overlooking a central green space and offers good access to all local amenities and city of Exeter. The property features; a light and spacious living room with french doors opening onto the garden, further spacious kitchen/dining room with modern fitted kitchen, and downstairs cloakroom. On the first floor are three good sized bedrooms - one with en-suite and a family bathroom, and on the second floor is a good sized master bedroom and further en-suite. The attractive rear garden has been designed for low maintenance and features a paved garden area leading onto a raised timber decked terrace edged with a range of beds and borders, steps lead down to a useful wide side garden perfect for storage and a rear access gate leading to two allocated parking spaces.

Milbury Farm Meadow  
Exminster £355,000

West of 



# Milbury Farm Meadow Exminster £355,000

Modern three storey modern house | Four generous sized bedrooms | Light and spacious living room | Spacious kitchen/dining room | Modern fitted kitchen | Downstair cloakroom | Master bedroom with en-suite bathroom | Modern bathroom | Low maintenance rear garden | Allocated parking for two vehicles

## PROPERTY DETAILS:

### APPROACH

Covered entrance canopy. Composite front door to entrance hallway. Outside light.

### ENTRANCE HALLWAY

Attractive entrance hallway with stairs to first floor. Wood effect laminate flooring. Radiator. Telephone point. Door to useful storage/coat cupboard. Doors to living room, kitchen/dining room and cloakroom.

### CLOAKROOM

6'0" x 2'7" (1.83m x 0.79m) Upvc double glazed window to front aspect with obscure glass. Modern white suite comprising: low level w.c. and pedestal hand wash basin. Fully tiled walls. Matching wood effect laminate flooring. Radiator.

### LIVING ROOM

15'5" x 11'6" (4.7m x 3.51m) (max) Light and spacious living room situated to the rear of the property with Upvc double glazed window to the rear aspect and outlook over the garden, plus Upvc double glazed french door. Radiator. TV and telephone points. Door to understair cupboard.

### KITCHEN/DINING ROOM

15'6" x 8'6" (4.72m x 2.59m) Further spacious room with Upvc double glazed window to front aspect. Modern fitted kitchen with range of base, wall and drawer units in high gloss cream finish. Roll-edge worktop with matching upstand and inset stainless steel sink. Integral electric oven and gas hob with extractor hood over. Integral fridge/freezer. Space and plumbing for washing machine. Matching wall unit housing Potterton gas combi boiler. Matching wood effect laminate flooring.

### FIRST FLOOR

#### STAIRS/LANDING

Stairs from entrance hallway to first floor landing. Radiator. Stairs to second floor. Doors to bedrooms and bathroom.

#### BEDROOM 2

13'0" x 9'0" (3.96m x 2.74m) Spacious double bedroom with Upvc double glazed window to front aspect. Radiator. TV point. Door to en-suite.

#### EN-SUITE

9'0" x 7'7" (2.74m x 0.79m) Modern white suite comprising: low level w.c., pedestal hand wash basin and glass folding door to tiled shower enclosure with mixer shower. Part tiled walls. Shaver point. Radiator. Extractor fan.

#### BEDROOM 3

10'8" x 9'0" (3.25m x 2.74m) (max) Further spacious double bedroom with Upvc double glazed window to rear aspect and outlook over the gardens. Radiator.

#### BEDROOM 4

7'4" x 7'1" (2.24m x 2.16m) Good sized fourth bedroom with Upvc double glazed window to rear aspect. Radiator. Telephone points.

#### BATHROOM

9'2" x 6'5" (2.79m x 1.96m) (max) Upvc double glazed window to front aspect with obscure glass. Modern white suite comprising: low level w.c., pedestal hand wash basin and bath with tiled surround, mixer shower and glass screen. Fully tiled walls. Chrome ladder style radiator. Extractor fan. Door to airing cupboard complete with hot water tank and shelf.

### SECOND FLOOR

#### STAIRS/LANDING

Stairs from first floor landing to small second floor landing. Velux ceiling window. Door to deep storage cupboard complete with hanging rails. Door to bedroom 1.

#### BEDROOM 1

14'6" x 7'4" (4.42m x 2.24m) Lovely master bedroom with feature Velux window that transforms into a balcony offering wonderful views over the village and beyond towards the river Exe. Radiator. TV point. Door to deep storage cupboard complete with hanging rails. Doorway to en-suite.

#### EN-SUITE

8'6" x 7'4" (2.59m x 2.24m) Spacious en-suite with Velux ceiling window. Modern white suite comprising: low level w.c., pedestal hand wash basin, wonderful double ended freestanding bath and glass sliding door to tiled shower enclosure with mixer shower. Fully tiled walls. Chrome ladder style radiator. Recess spotlights. Extractor fan.

### OUTSIDE

#### FRONT

Small open front garden areas with beds laid to gravel and planted with an arrangement of plants and shrubs. Path to front door.

#### REAR GARDEN

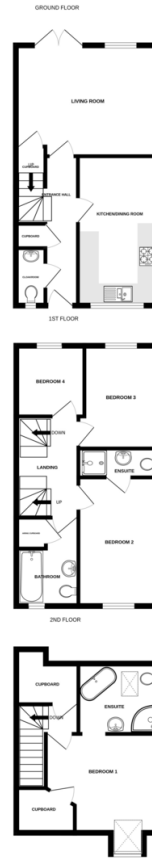
Good sized low maintenance rear garden with large paved patio area adjoining the rear of the property leading onto a raised timber decked terrace. Range of beds and borders stocked with a variety of plants and shrubs. Steps leading down to a wide side garden area laid to slate chippings leading down to a fitted garden shed. Another set of steps lead down to the rear with gated access leading to the residents parking area.

#### PARKING

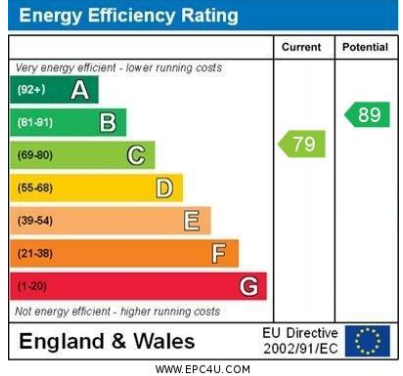
Two marked allocated parking spaces are located to the rear of the property in the residents parking area.

### AGENTS NOTES

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



Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metroplan 62025



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