



West of **EXE**

Ross-Hi, Aboveway

Exminster Offers in excess of £425,000

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Exminster O.I.E.O. £425,000

Wonderful three bedroom semi detached village family home offering spacious living accommodation and situated on a large plot with two rear gardens, large double garage/workshop and off road parking. This lovely property features; two reception rooms, modern kitchen, large sun room and downstairs shower room. On the first floor are three good sized bedrooms and further shower room. The property is in close proximity to the village centre and amenities, plus good access to the city of Exeter. Chain Free.

Wonderful semi detached house | Three bedrooms |
Two reception rooms | Modern kitchen | Large sun
room | Downstair shower room | First floor wet room
| Two rear gardens split by private access road |
Large double garage/workshop | Chain Free

PROPERTY DETAILS

LOCATION

This property is ideally located, offering easy access to a variety of local amenities within the village. You'll find a Tesco Express, Post Office, Health Centre, Pharmacy, Deli/Coffee Shop, Community Café, Hairdressers, Beauticians, and Chiropractors all within reach. For families, there is a good Primary School, and for sports enthusiasts, the local Golf Club features a 2616-yard 9-hole course, a 14-bay covered driving range, and a clubhouse.

For dog owners and outdoor lovers, the village offers lovely walks, including the scenic canal towpath that runs down to the Estuary and beyond, making it perfect for both cycling and walking. Additionally, there are delightful countryside walks nearby, and the River Exe and cycle paths are also easily accessible.

The bustling cathedral city of Exeter is just 4 miles away, offering a wider selection of shops, leisure facilities, and more.



DESCRIPTION

Upon entering this charming home, you're welcomed by a traditional entrance hallway, complete with stairs leading to the first floor. From here, you'll find a door that leads to the modern kitchen, with additional doors opening into the spacious dining room/sitting room and a bright sunroom.

The inviting sitting room boasts a stunning bay window, allowing natural light to flood the space. A fitted wood-burning stove adds warmth and character to the room, which flows seamlessly into the generous dining room.

The kitchen is a chef's dream, featuring sleek, high-gloss white units and a range of base, wall, and drawer units. This space leads into a large sunroom, perfect for enjoying the garden views. French doors open to the rear garden, while a door to the side leads to a convenient downstairs shower room.

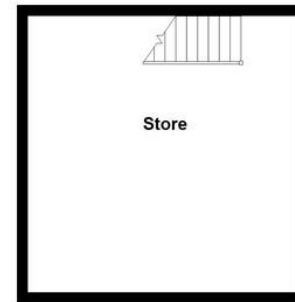
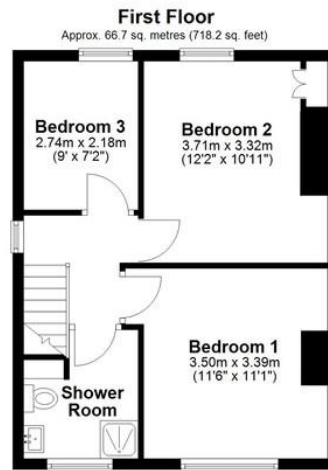
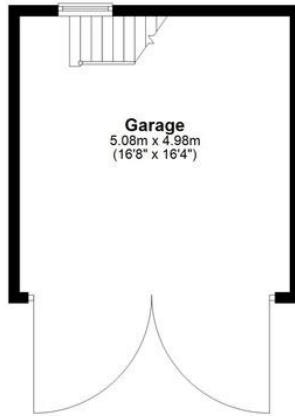
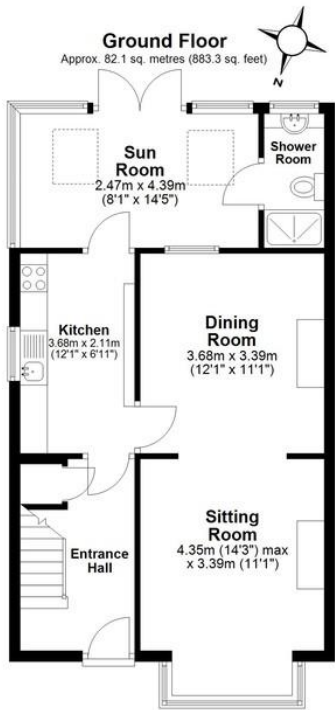
On the first floor, you'll find three generously sized bedrooms, all providing ample space for relaxation and rest. The modern wet room-style shower room is also located on this level, offering contemporary finishes for ultimate comfort.

GARDENS AND PARKING

A standout feature of this property is the two well-sized rear gardens. The first garden, adjoining the property, is low maintenance and primarily paved, featuring a selection of fitted sheds and a charming summer house. Gated access leads to a private rear access road, adding convenience and privacy.

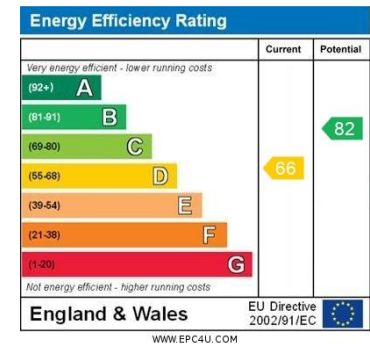
The second garden is located just across the road and boasts a large double garage/workshop, providing ample space for storage or projects, and a driveway offering off-road parking for two to three vehicles. The generous garden is laid to lawn, creating a beautiful space for outdoor activities, and both gardens benefit from a desirable southerly aspect, ensuring plenty of sunlight throughout the day.





Total area: approx. 148.8 sq. metres (1601.5 sq. feet)

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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