



West of 

Exminster Hill

Exminster

£450,000



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Beautifully presented four double bedroom, two bathroom home in the heart of Exminster. Offering 1,270 sq ft of spacious living, including a large living room, conservatory, modern open-plan kitchen/diner, and two ground floor bedrooms with shower room. Two further bedrooms, laundry room and bathroom upstairs. Features two garden areas, detached garage, and ample parking via a shared driveway. Quiet, sought-after location with excellent access to village amenities, Exeter, the coast, and major routes.

Spacious Accommodation offering 1,270 sq ft of versatile living space | Four Double Bedrooms | Modern Open-Plan Kitchen/Dining room | Two Bathrooms | Bright Conservatory | Two Garden Areas | Detached Garage & Ample Parking | Laundry Room | Quiet, Sought-After Location | Excellent Connectivity

### PROPERTY DETAILS:

#### APPROACH

Covered entrance with Upvc glazed front door to entrance hallway.

#### ENTRANCE HALLWAY

Attractive hallway with wood effect laminate flooring. Radiator. Door to useful understair storage cupboard. Door to further cupboard with shelving. Doors to living room, dining room, bedrooms and shower room.

#### LIVING ROOM

20' 6" x 12' 0" (6.25m x 3.66m) (max) Wonderful living space with feature fireplace and fitted wood burning stove. Sliding patio door to adjoining conservatory. TV and telephone points. Wall lighting. Opening through to the kitchen.

#### CONSERVATORY

10' 6" x 5' 3" (3.2m x 1.6m) Upvc double glazed windows to side and front aspect with outlook over the front garden. TV point. Sliding patio door to garden.

#### KITCHEN/DINING ROOM

23' 4" x 13' 2" (7.11m x 4.01m) (max) Superb open plan kitchen,dining room with Upvc double glazed window to rear aspect and large Upvc double glazed french doors to the rear garden. Quality wood effect laminate floor throughout. Modern fitted kitchen with excellent range of base, wall and drawer units in a high gloss light blue finish. Wood effect worktop with tiled surround and inset ceramic sink with mixer tap. Integral eye level electric oven and microwave, plus inset gas hob and further two ring induction hob with extractor hood over. Space and plumbing for dishwasher. Space for freestanding fridge/freezer. Recess spotlights. Radiator. Stairs to first floor.





#### BEDROOM 4

11' 0" x 8' 4" (3.35m x 2.54m) Light and spacious double bedroom with large Upvc double glazed french doors to the garden. Radiator. TV point. (This room also offers a multitude of uses - office space, study, playroom etc)

#### BEDROOM 3

11' 0" x 10' 6" (3.35m x 3.2m) Bright double aspect double bedroom with Upvc double glazed windows to front and side aspect. Radiator. Power and USB points.

#### SHOWER ROOM

7' 8" x 6' 0" (2.34m x 1.83m) Upvc double glazed window to side aspect with obscure glass. Modern white suite comprising: low level w.c., hand wash basin set in vanity unit with drawers under, and glass sliding door to large walk-in tiled shower enclosure with mixer shower - large fixed overhead shower and further handset. Tiled floor. Chrome ladder style radiator. Extractor fan. Part tiled walls.

#### FIRST FLOOR

##### STAIRS/LANDING

Stairs from kitchen/dining room to spacious first floor landing. Recessed spotlights. Doors to bedrooms, bathroom, and laundry room.

#### BEDROOM 1

14' 8" x 9' 4" (4.47m x 2.84m) (max) Light and spacious double bedroom with large Upvc double glazed window to rear aspect offering lovely far reaching views over the marshes towards Topsham and beyond. Radiator. Recess spotlights.

#### BEDROOM 2

12' 9" x 9' 2" (3.89m x 2.79m) (max) Further light and spacious double bedroom with large Upvc double glazed window to rear aspect with views over the garden and beyond. Radiator. Recess spotlights. TV point. Door to large eaves storage area.

#### BATHROOM

7' 2" x 6' 6" (2.18m x 1.98m) 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, glass shower screen and mixer shower with large overhead shower and further handset. Recess spotlights. Extractor fan. Chrome ladder style radiator. Tiled floor and walls.

#### LAUNDRY ROOM

9' 4" x 9' 1" (2.84m x 2.77m) (max with some height restriction) Useful room with fitted worktop, with space and plumbing under for washing machine and dryer. Louvre style door to cupboard housing gas combi boiler. Wood effect laminate flooring. Recess spotlights. Chrome ladder style radiator.

#### OUTSIDE

##### FRONT

This beautifully landscaped front garden offers a tranquil and inviting outdoor space, ideal for both relaxation and entertaining. A central gravelled seating area, creating a perfect spot for al fresco dining or socialising. The surrounding lawn is neatly maintained and framed by a variety of mature shrubs, flowering plants, and well-established greenery, giving the garden a lush, secluded feel. To one side, a charming pergola with additional seating provides a cosy retreat to enjoy the evening sun. Paved and gravelled pathways meander through the garden and around to the rear garden, connecting the different areas while adding texture and structure.

##### REAR GARDEN

The rear garden, enjoying a sunny south-easterly aspect, offers another fantastic and functional outdoor space. A spacious decked area directly adjoining the property provides an ideal setting for al fresco dining and entertaining. This leads onto a neatly maintained lawn and a gravelled section that includes a fitted garden shed for convenient storage. A rear gate opens to a large gravelled parking and turning area, giving access to a detached single garage complete with an electronic remote-controlled door, lighting, and power supply.

#### GARAGE

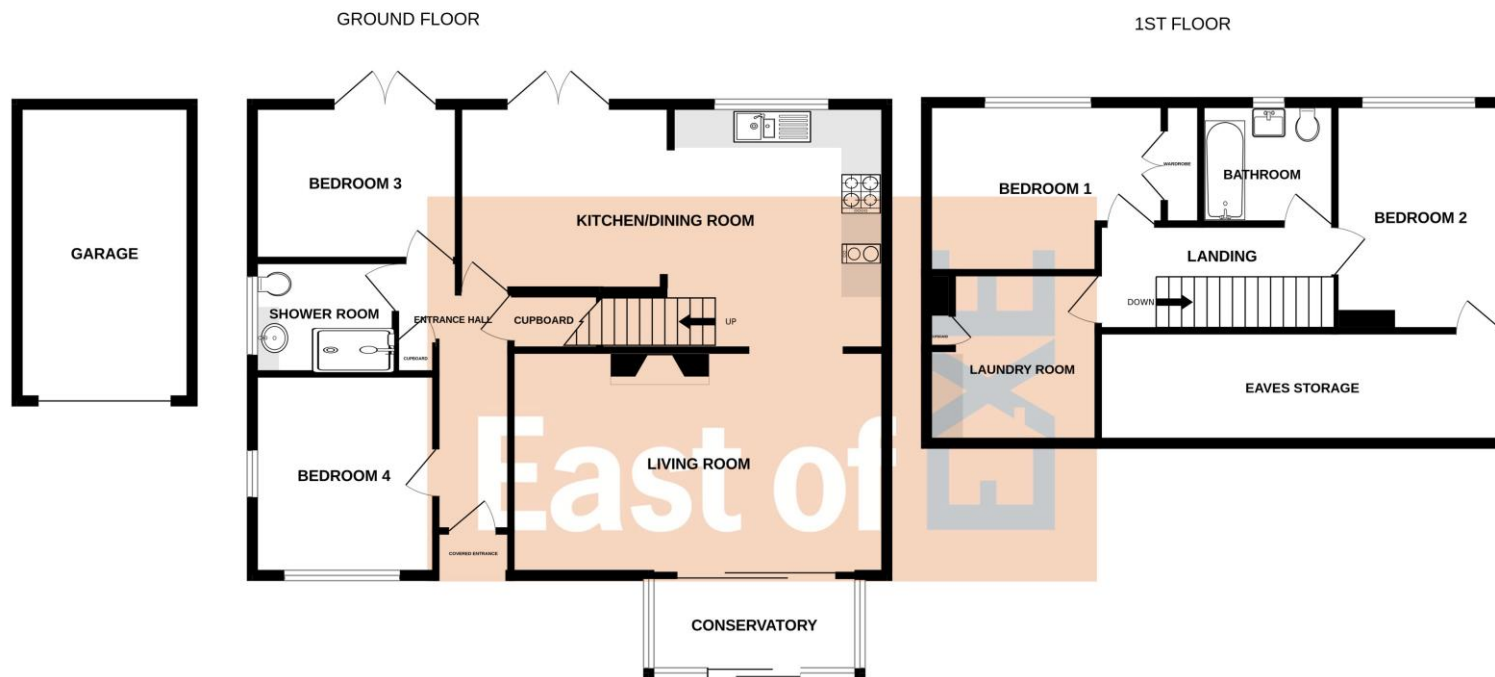
15' 9" x 9' 4" (4.8m x 2.84m) Remote controlled up and over door to large single detached garage with window to side aspect. Light and power.

#### AGENTS NOTES:

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







Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

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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