



West of 

Farm House Rise
Exminster £525,000

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A superb opportunity to acquire a substantial four double bedroom family home situated in a much favoured residential area of the village, having good access to the village centre and amenities. This attractive property offers light and spacious accommodation including; large lounge, separate dining room, spacious kitchen/breakfast room with adjoining utility room, conservatory overlooking the garden and downstairs cloakroom. The property benefits from four bedrooms - two with en-suite and a modern bathroom. Outside there is driveway parking for two vehicles leading to a detached double garage and an attractive rear garden. Chain Free.

Attractive detached village home | Four double bedrooms | Large living room | Separate dining room | Spacious kitchen/breakfast room | Utility and cloakroom | Two en-suite bedrooms | Modern bathroom | Low maintenance garden | Double garage and driveway parking for two vehicles

PROPERTY DETAILS:

APPROACH

Covered entrance canopy. Part glazed front door to entrance hallway.

ENTRANCE HALLWAY

Attractive entrance hallway with UPVC double glazed window to front aspect with obscure glass. Coved ceiling. Stairs to first floor. Telephone point. Radiator. Door to understair storage cupboard. Doors to living room, study, kitchen/breakfast room and cloakroom.

CLOAKROOM

5' 0" x 3' 7" (1.52m x 1.09m) White suite comprising: low level w.c. and hand wash basin with tiled splash back. Radiator. Extractor fan.

LIVING ROOM

16' 6" x 13' 2" (5.03m x 4.01m) Spacious living room with UPVC double glazed window to front aspect. Coved ceiling. Radiator. Feature fireplace with ornate wooden mantle, marble effect inset and hearth and fitted living flame effect gas fire. TV and telephone points. Double doors to dining room.

DINING ROOM

13' 2" x 10' 1" (4.01m x 3.07m) Further spacious room with UPVC double glazed window to rear aspect with outlook over the garden. Coved ceiling. Radiator. Door to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

17' 1" x 10' 1" (5.21m x 3.07m) Attractive kitchen/breakfast room with UPVC double glazed window to rear aspect with outlook over the garden and UPVC double glazed sliding door to conservatory. Fitted kitchen with excellent range of base, wall and drawer units in oak effect finish. Worktop with tiled surround and inset ceramic sink with mixer tap. Integral eye-level electric double oven and gas hob with extractor hood over. Integral dishwasher, fridge and freezer. Radiator. Archway to utility room.



UTILITY ROOM

6' 2" x 5' 0" (1.88m x 1.52m) Fitted worktop with cupboard under and inset stainless steel sink. Space and plumbing for washing machine and dryer. Wall mounted gas boiler. Radiator. Victorian style ceiling mounted airer. Part glazed door to side access.

CONSERVATORY

Good sized Upvc constructed conservatory with double glazed windows to side and rear aspect, and sliding patio door to garden. Wood effect laminate flooring.

STUDY

10' 1" x 7' 0" (3.07m x 2.13m) Upvc double glazed window to front aspect. Coved ceiling. Radiator. Range of fitted quality office furniture comprising; desk, drawers, shelving and cupboards in light wood effect finish. Telephone point.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to first floor landing. Coved ceiling. Hatch to loft space. Door to airing cupboard complete with hot water tank and shelving. Doors to bedrooms and bathroom.

BEDROOM 1

13' 2" x 12' 9" (4.01m x 3.89m) Light and spacious master bedroom with Upvc double glazed window to front aspect. Coved ceiling. Radiator. Double doors to built-in wardrobe complete with hanging rail and shelf. Door to en-suite.

EN-SUITE

6' 5" x 6' 1" (1.96m x 1.85m) Upvc double glazed to front aspect with obscure glass. Pastel coloured suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under and glass folding door to tiled shower enclosure with mixer shower over. Extractor fan. Radiator. Shaver point.

BEDROOM 2

10' 5" x 10' 4" (3.18m x 3.15m) (max) Further spacious double bedroom with Upvc double glazed window to rear aspect. Radiator. Double doors to built-in wardrobe complete with hanging rail and shelf. Door to en-suite.

EN-SUITE

7' 3" x 5' 7" (2.21m x 1.7m) (max) Upvc double glazed window to side aspect with obscure glass. White suite comprising; low level w.c., pedestal hand wash basin and glass sliding doors to tiled shower enclosure with mixer shower over. Extractor fan. Radiator. Part tiled walls.

BEDROOM 3

11' 6" x 9' 9" (3.51m x 2.97m) Double bedroom with Upvc double glazed window to rear aspect. Coved ceiling. Radiator. Double doors to built-in wardrobe complete with hanging rail and shelf.

BEDROOM 4

10' 4" x 9' 6" (3.15m x 2.9m) (max) Upvc double glazed window to front aspect. Coved ceiling. Radiator.

BATHROOM

7' 7" x 6' 6" (2.31m x 1.98m) Attractive bathroom with Upvc double glazed window to rear aspect with obscure glass. Modern white suite comprising; low level w.c., pedestal hand wash basin and whirlpool style bath with tiled surround mixer tap and fitted overhead shower head and additional handset. Extractor fan. Radiator. Fully tiled walls. Wall mounted vanity unit with light.

OUTSIDE

FRONT

Attractive garden enclosed with picket style fencing with two large beds laid to decorative stone with a variety of mature shrubs. Paved path to front door and around to gated side access.

REAR GARDEN

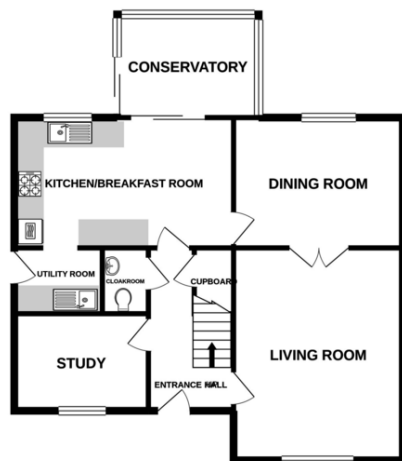
Good sized level rear garden thoughtfully landscaped for low maintenance with an attractive patio area covered by a wonderful wooden pergola with overhanging vines, further garden laid to decorative stones and paving edged by borders stocked with mature plants and shrubs. Gate to rear access. Outside tap.

GARAGE AND PARKING

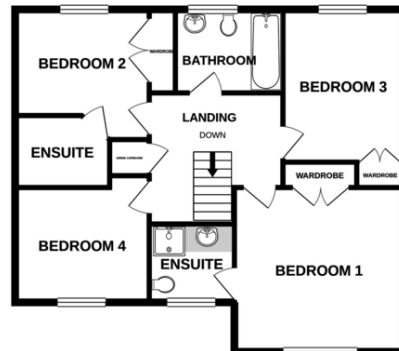
18' 11" x 17' 6" (5.77m x 5.33m) Detached double garage with electronic remote controlled twin up and over doors, light and power and eaves storage. Pedestrian door to garden. Driveway parking for two vehicles.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		83
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



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