



Beautifully presented modern three bedroom semi detached house situated in a popular residential area of Exminster. Perfect for families or professionals, this home provides easy access to all local amenities while being just a short drive from the city of Exeter. The spacious and light filled living areas include a generous living room, modern kitchen with integrated appliances, and space for dining, plus a small utility area and cloakroom. Upstairs you will find three well proportioned bedrooms, including a master bedroom with en-suite and a stylish family bathroom. The property further benefits from a private garden - perfect for relaxation, as well as a driveway providing parking for two vehicles leading to a large detached single garage. This home offers everything you need for modern living in the heart of Exminster.

Old Quarry Drive
Exminster £325,000

West of 

Old Quarry Drive Exminster £325,000

Modern semi detached house | Three good sized bedrooms | Light and spacious living room | Spacious kitchen/dining room | Modern kitchen | Utility area and cloakroom | Master bedroom with en-suite | Modern bathroom | Attractive garden | Driveway parking for two and large single garage

PROPERTY DETAILS:

APPROACH

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

ENTRANCE HALLWAY

Small entrance hallway with stairs to first floor and door to living room. Quality wood effect flooring. Radiator. Coat hanging space.

LIVING ROOM

14' 6" x 12' 0" (4.42m x 3.66m) (max) Light and spacious living room with Upvc double glazed window to front aspect. Radiator. TV and telephone points. Door to understair cupboard. Door to kitchen/dining room.

KITCHEN/DINING ROOM

11' 8" x 11' 6" (3.56m x 3.51m) Bright attractive kitchen/dining room with Upvc double glazed french doors opening onto the garden with full height Upvc double glazed windows. Modern fitted kitchen with range of base, wall and drawer units in high gloss white finish. Roll-edge worktop with matching upstand and inset stainless steel sink. Integrated appliances include; eye-level electric oven, ceramic hob with extractor hood over, fridge and freezer, and dishwasher. Radiator. Doorway to utility area.

UTILITY AREA

5' 7" x 3' 3" (1.7m x 0.99m) Matching worktop with base unit under. Space and plumbing for washing machine. Matching wall unit housing gas combi boiler. Door to cloakroom.

CLOAKROOM

5' 8" x 3' 3" (1.73m x 0.99m) Modern white suite comprising; low level w.c. and hand wash basin with tiled splashback. Radiator. Extractor fan.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to first floor landing. Hatch to loft space. Doors to two useful storage cupboards. Doors to bedrooms and bathroom.

BEDROOM 1

9' 4" x 8' 9" (2.84m x 2.62m) (plus door recess) Spacious master bedroom with Upvc double glazed window to front aspect. Radiator. TV point. Sliding mirror doors to built-in wardrobe complete with hanging rail and shelf. Door to en-suite.

EN-SUITE

6' 8" x 4' 9" (2.03m x 1.45m) Modern white suite comprising; low level w.c., pedestal hand wash basin and glass sliding door to large walk-in tiled shower enclosure with electric shower. Recess spotlights. Extractor fan. Shaver point. Ladder style radiator.

BEDROOM 2

9' 9" x 8' 7" (2.97m x 2.62m) (plus door recess) Further spacious double bedroom with Upvc double glazed window to rear aspect. Radiator. TV and telephone points. Mirror sliding doors to built-in wardrobe complete with hanging rail and shelf.

BEDROOM 3

7' 6" x 6' 3" (2.29m x 1.91m) Good sized third bedroom with Upvc double glazed window to rear aspect. Radiator.

BATHROOM

6' 2" x 6' 2" (1.89m x 1.89m) Modern bathroom with Upvc double glazed window to front aspect with obscure glass. White suite comprising; low level w.c., pedestal hand wash basin, and bath with tiled surround, mixer tap with shower head attachment and glass screen. Ladder style radiator. Recess spotlights. Extractor fan. Shaver point.

OUTSIDE

FRONT

Small front garden border laid to decorative stones. Block paved driveway to side offering parking for two vehicles and leading to the garage. Outside tap. Gate to rear garden.

GARAGE

19' 7" x 10' 5" (5.97m x 3.18m) Up and over door to large single garage with light and power. Eaves storage.

REAR GARDEN

Attractive rear garden featuring a large paved patio area adjoining the rear of the property leading onto a lawned garden area laid to artificial grass and edged by flower border laid to decorative stones, step stone path leads to a raised timber decked sun terrace. Outside light.

AGENTS NOTES

The property is Freehold.
Council Tax Band: C



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		91
(81-91) B		
(69-80) C	78	
(55-68) D		
(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		



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