



West of 

Berrybrook Meadow  
Exminster £460,000



# Berrybrook Meadow

Exminster £460,000

Located in the highly sought after village of Exminster, this attractive detached house offers a fantastic opportunity to live in a peaceful yet well connected location. The property enjoys easy access to all amenities, as well as the stunning coastline, Dartmoor and the vibrant city of Exeter. Inside, the property which has been newly decorated throughout and with new floor coverings, boasts a light and spacious living room that flows through to a generous dining room with door through to the kitchen/breakfast room. Upstairs are four generously sized bedrooms, including a master bedroom with en-suite, plus a family bathroom. The property enjoys a good sized level rear garden and to the front of the property is a driveway offering parking for two vehicles leading to a single garage. The property is Chain Free.

Attractive detached house | Four generous sized bedrooms | Wonderful light and spacious living room | Further spacious dining room | Attractive kitchen/breakfast room | Downstair cloakroom | Master bedroom with en-suite | Family Bathroom | Large level rear garden | Driveway parking for two and single garage

## PROPERTY DETAILS:

### APPROACH

Covered entrance and Upvc part glazed front door to entrance hallway. Outside light.

### ENTRANCE HALLWAY

Spacious entrance hallway with stairs to first floor. Radiator. Doors to living room, kitchen/breakfast room and cloakroom.

### CLOAKROOM

6' 3" x 3' 0" (1.91m x 0.91m) Upvc double glazed window to side aspect with obscure glass. White suite comprising; low level w.c. and pedestal hand wash basin with tiled splashback. Radiator.

### LIVING ROOM

16' 8" x 11' 5" (5.08m x 3.48m) (max into bay window) Superb living room with large bay window to front aspect. Radiator. Feature fireplace with wood mantle, marble effect inset and hearth with fitted gas fire. TV and telephone points. Archway through to the dining room.

### DINING ROOM

10' 4" x 10' 0" (3.15m x 3.05m) Further light and spacious room with sliding Upvc double glazed patio door to garden. Radiator. Door to kitchen/breakfast room.





### KITCHEN/BREAKFAST ROOM

12' 10" x 11' 10" (3.91m x 3.61m) (max) (reducing to 8'8" (2.64m) Upvc double glazed window to rear aspect and outlook over the garden. Attractive fitted kitchen with good range of base, wall and drawer units in light wood effect finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral electric single oven and gas hob with extractor hood over. Space and plumbing for washing machine, dishwasher and dryer. Space for freestanding fridge/freezer. Wall mounted gas boiler. Door to deep storage cupboard. Part glazed Upvc door to garden.

### FIRST FLOOR

#### STAIRS/LANDING

Stairs from entrance hallway to spacious first floor landing with Upvc double glazed window on half landing. Hatch to boarded loft space. Door to airing cupboard complete with hot water tank and shelf. Doors to bedrooms and bathroom.

#### BEDROOM 1

13' 0" x 11' 2" (3.96m x 3.4m) (max) Light and spacious master bedroom with large Upvc double glazed window to front aspect. Radiator. TV point. Door to en-suite.

#### EN-SUITE

9' 1" x 3' 3" (2.77m x 0.99m) Upvc double glazed window to side aspect with obscure glass. White suite comprising; low level w.c., pedestal hand wash basin and glass folding door to shower enclosure with mixer shower. Extractor fan. Radiator. Shaver point.

#### BEDROOM 2

12' 4" x 9' 8" (3.76m x 2.95m) (max) Further spacious double bedroom with Upvc double glazed window to rear aspect and outlook over the gardens. Radiator. TV and telephone points.

#### BEDROOM 3

10' 5" x 8' 0" (3.18m x 2.44m) (max) Double bedroom with Upvc double glazed window to front aspect. Radiator.

#### BEDROOM 4

9' 0" x 7' 1" (2.74m x 2.16m) Good sized fourth bedroom with Upvc double glazed window to rear aspect with outlook over the gardens. Radiator.

#### BATHROOM

6' 4" x 6' 2" (1.93m x 1.88m) Upvc double glazed window to rear aspect with obscure glass. White suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround, mixer tap and shower head attachment. Radiator. Shaver point. Extractor fan.

### OUTSIDE

#### FRONT

Open front garden area laid mainly to lawn, with driveway offering parking for up to two vehicles leading to the garage. Path to front door and gate to rear garden.

#### REAR GARDEN

Generous sized level rear garden featuring a paved patio adjoining the rear of the property leading onto a large lawned garden edged with some mature plants and trees. Paved hardstanding for garden shed. Outside tap. Pathway leading to front and garage.

#### GARAGE

17' 0" x 8' 5" (5.18m x 2.57m) (max) Up and over door to good sized single garage with light and power. Part glazed pedestrian door to garden.

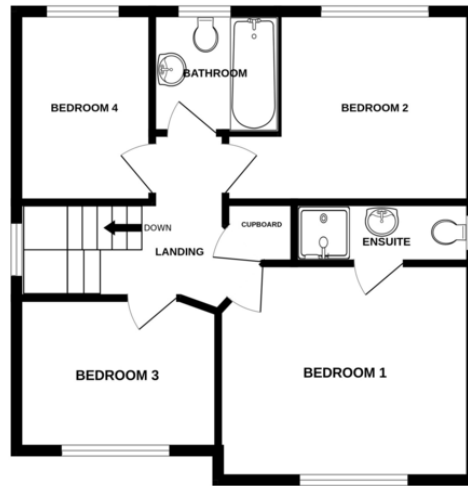
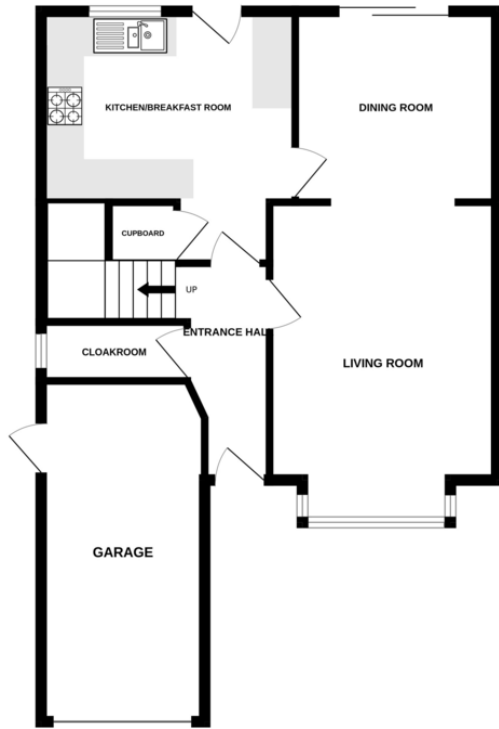
#### AGENTS NOTES

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

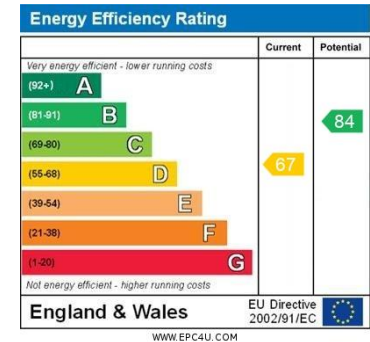


GROUND FLOOR

1ST FLOOR



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



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



**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