



West of 

# Reddaway Drive

Exminster

Offers in excess of £500,000

# Reddaway Drive

Exminster

O.I.E.O. £500,000

Priced to sell! Superbly spacious four/five bedroom detached house located in a central village location - must be viewed to appreciated. This superb property which has been extended by the current owners to create a wonderful living space comprising of; large living/dining room, further ground floor reception room offering a multitude of uses/fifth bedroom, attractive spacious kitchen/breakfast room and downstairs cloakroom. On the first floor are four good sized bedrooms - master with en-suite and a large family bathroom. A real benefit to the property is the lovely sized walled garden and off-road parking to front and rear offering parking for up to four vehicles, plus a large timber constructed garage/garden room, further large storage room to the side of the property, plus privately owned solar panels. Chain Free.

Substantial detached village home | Four bedrooms | Plus ground floor multi-use room | Large living/dining room | Further large kitchen/breakfast room | Master bedroom with en-suite | Modern bathroom | Good sized level low maintenance rear garden | Off-road parking for up to four vehicles | Large timber garage/garden room plus further large garden store

## PROPERTY DETAILS

### APPROACH

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

### ENTRANCE HALLWAY

Light and spacious hallway with quality engineered oak flooring. Coved ceiling. Radiator. Stairs to first floor. Recess spotlights. Doors to cloakroom, multi-use reception room and glass panel doors to living room and kitchen/breakfast room.

### CLOAKROOM

5' 3" x 2' 8" (1.6m x 0.81m) Upvc double glazed window to front aspect with obscure glass. Coved ceiling. Modern white suite comprising; low level w.c. and hand wash basin set in vanity unit with cupboard under. Radiator. Tiled floor and part tiled walls.

### LIVING/DINING ROOM

31' 8" x 12' 1" (9.65m x 3.68m) (max) Impressive sized double aspect room with Upvc double glazed window to front aspect and Upvc french doors to rear garden. Coved ceiling. Two radiators. Feature fireplace with ornate mantle, marble effect inset and hearth, and fitted gas fire. Wall lighting. TV and telephone points. Part glazed door to kitchen/breakfast room.

### MULTI-USE RECEPTION ROOM/FIFTH BEDROOM

14' 6" x 9' 4" (4.42m x 2.84m) (max) Spacious room offering a range of uses including a spacious downstairs bedroom. Upvc double glazed window to front aspect. Coved ceiling. Radiator. Telephone point.



### KITCHEN/BREAKFAST ROOM

19' 1" x 14' 2" (5.82m x 4.32m) (max) Large kitchen/breakfast room with Upvc double glazed window to rear aspect and part glazed Upvc door to garden. Modern fitted shaker style kitchen with an excellent range of base, wall, drawer and larder style units in light grey finish. Granite worktops with matching upstands and inset composite sink with carved drainer. Large central island with match base units and composite worktop, and space for breakfast dining. Integral Caple steam oven and electric oven with heating drawer. Caple five ring gas hob with large modern extractor hood over. Space and plumbing for washing machine and dishwasher. Space for slot-in American style fridge/freezer. Opening to understair storage recess.

### FIRST FLOOR

#### STAIRS/LANDING

Stairs from entrance hallway to spacious first floor landing with Upvc double glazed window to side aspect on half landing. Coved ceiling. Hatch to boarded loft space with pull-down ladder and further hatch to second loft space with pull-down ladder and housing gas boiler. Opening to large airing cupboard housing hot water tank and shelving. Doors to bedrooms and bathroom.

#### BEDROOM 1

15' 8" x 11' 1" (4.78m x 3.38m) (max to back of wardrobes) Lovely sized master bedroom with two Upvc double glazed windows to front aspect. Coved ceiling. Range of quality built-in bedroom furniture comprising; of two wardrobes and vanity unit. Radiator. TV and telephone points. Door to en-suite.

#### EN-SUITE

9' 4" x 5' 11" (2.84m x 1.8m) (max) Spacious en-suite with 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 cupboard under, and bath with tiled surround and mixer shower over. Fully tiled walls. Extractor fan. Shaver point.

#### BEDROOM 2

11' 6" x 8' 6" (3.51m x 2.59m) Further spacious double bedroom with Upvc double glazed window to rear aspect. Coved ceiling. Radiator.

#### BEDROOM 3

10' 0" x 7' 7" (3.05m x 2.31m) Double bedroom with Upvc double glazed window to front aspect. Coved ceiling. Radiator.

#### BEDROOM 4

8' 7" x 6' 7" (2.62m x 2.01m) Good sized single bedroom with Upvc double glazed window to rear aspect. Coved ceiling. Radiator.

#### BATHROOM

8' 8" x 7' 6" (2.64m x 2.29m) Attractive bathroom with 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 drawers under, bath with tiled surround and large tiled wet room style walk-in shower enclosure with large fixed shower head and further handset. Fully tiled walls. Extractor fan. Recess spotlights. Ladder style radiator.

### OUTSIDE

#### FRONT

Open front garden laid to gravel plus block paved driveway offering parking for two vehicles. Gate to side.

#### REAR GARDEN

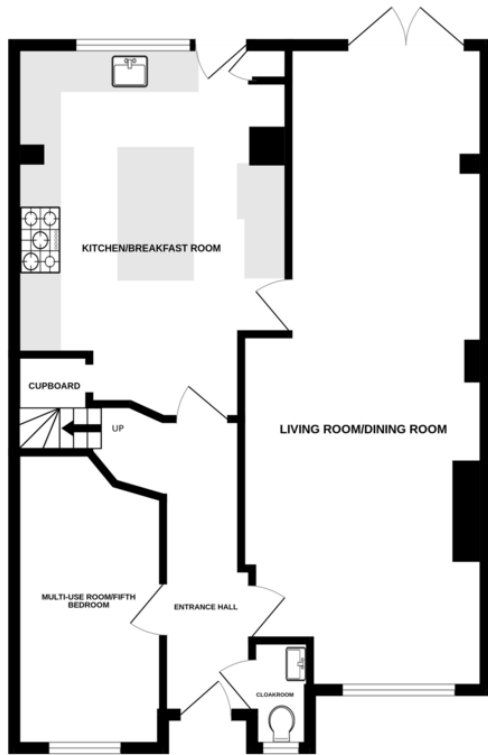
Large mainly walled level rear garden featuring; paved patio area adjoining the rear of the property with pathway leading to side gated access and a large timber garden store. Wooden gates to the side lead to a further driveway offering parking for up to two vehicles leading to a large timber garage/garden room (13' 4" x 9' 2" (4.06m x 2.79m) with light and power.

#### AGENTS NOTES

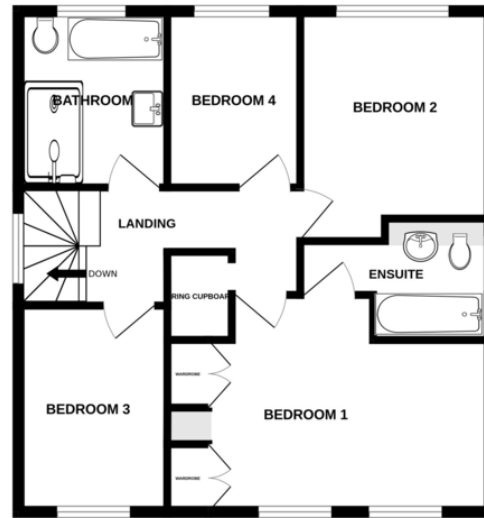
The property is Freehold.  
Council Tax Band: D - Teignbridge District Council.  
Privately owned solar panels



GROUND FLOOR

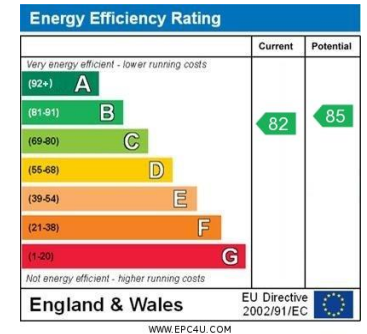


1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metroplex ©2023

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