



A superb two bedroom semi detached modern house situated in a quiet end of cul-de-sac location in the highly sought after village of Exminster. This beautiful property has been fully refurbished by the current owner with tasteful decor throughout and features; spacious living room, light and spacious kitchen/dining room with modern fitted kitchen. On the first floor are two good sized bedrooms and a modern shower room. The property also benefits from a generous sized rear and side garden, plus two allocated parking spaces to the front which can accommodate up to four vehicles. A perfect first home or investment property.

**Jupes Close**  
Exminster O.I.R.O. £300,000

**West of** 



# Jupes Close Exminster O.I.R.O. £300,000

Attractive semi detached house | Two good sized bedrooms |  
 Spacious living room | Light and spacious kitchen/dining room |  
 Modern fitted kitchen | Modern shower room | Enclosed rear garden |  
 Allocated parking for up to four vehicles | Tip top condition | Perfect  
 first home or investment property

## PROPERTY DETAILS:

### APPROACH

Covered entrance canopy. Upvc part glazed door to entrance lobby.

### ENTRANCE LOBBY

Small entrance lobby with stairs to first floor and door to living room. Quality wood effect flooring.

### LIVING ROOM

14' 0" x 10' 2" (4.27m x 3.1m) (max) Spacious living room with Upvc double glazed window to front aspect. Radiator. TV and telephone points. Matching quality wood effect flooring. Door to understair cupboard.

### KITCHEN/DINING ROOM

13' 4" x 8' 1" (4.06m x 2.46m) Attractive kitchen/dining room with Upvc double glazed window to rear aspect and outlook over the garden. Modern fitted kitchen with range of base, wall and drawer units in dark grey finish. Slimline worktop with inset composite sink and mixer tap. Integral electric single oven and gas hob with glass splash panel, and extractor hood over. Space and plumbing for washing machine. Modern vertical radiator. Matching quality wood effect flooring. Recess spotlights. Matching wall unit housing Worcester gas combi boiler. Upvc double glazed sliding patio door to garden.

### FIRST FLOOR

#### STAIRS/LANDING

Stairs from entrance lobby to first floor landing. Hatch to loft space with pull down ladder and light. Radiator. Doors to bedrooms and shower room.

#### BEDROOM 1

12' 2" x 10' 2" (3.71m x 3.1m) (max) Spacious main bedroom with Upvc double glazed window to front aspect. Radiator. Sliding mirror doors to built-in wardrobe complete with hanging rail and shelf. Door to deep over stair cupboard.

#### BEDROOM 2

10' 2" x 6' 9" (3.1m x 2.06m) Further spacious bedroom with Upvc double glazed window to rear aspect with outlook over the gardens. Radiator.

#### SHOWER ROOM

6' 2" x 6' 1" (1.88m x 1.85m) Upvc double glazed window to rear aspect with obscure glass. Modern white suite comprising: low level w.c. and hand wash basin set in vanity unit with cupboard under, and large walk-in style shower enclosure with glass screen, mixer shower with fixed head and additional handset. Extractor fan. Chrome ladder style radiator. Recess spotlights. Quality wood effect flooring.

### OUTSIDE

#### FRONT

Open front garden area laid to slate chippings and planted with a variety of shrubs. Path to front door and around to a side gate with access to rear garden.

#### PARKING

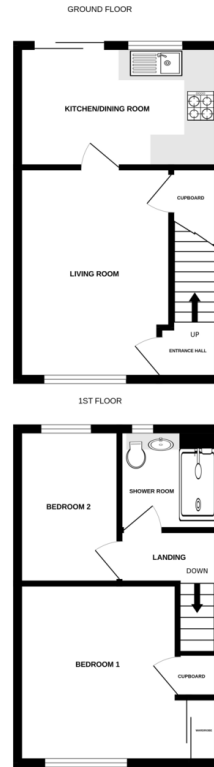
Two allocated parking spaces are located to the front of the property and offer parking for up to four vehicles.

#### REAR/SIDE GARDEN

A generous sized rear garden featuring a raised timber decked terrace adjoining the rear of the property with steps down to a natural garden area with flower beds and paths of wood chippings. Wide side garden area laid to gravel with space for garden shed/storage.

### AGENTS NOTES:

The property is Freehold  
 Council Tax Band: C - 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+)		
A		
(81-91)		88
B		
(69-80)	73	
C		
(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		



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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