



A spacious modern Detached Home

CHECK OUT this HOME! Modern & Contemporary design. Detached FAMILY House. Popular Pinhoe Suburb. Local Shops, Schools & Transport. 4 Bedrooms, Living Room + wood burner. Open Plan Kitchen Dining + Utility. Study/Home Office. En-suite Shower, Bathroom & Cloakroom. Off Road Parking, Garage + Patio & Garden

7 Brimlicombe Meadow | Exeter | EX1 3JA



thoroughly good property agents



PROPERTY TYPE

Detached Family Home



SIZE

1,370 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Eon district heating system



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden, Large Garden,
Patio



EPC RATING

83B



COUNCIL TAX BAND

E



in a nutshell...

- Double length Garage with driveway parking
- Four Double Bedrooms
- Open plan Kitchen & Dining area
- Enclosed Rear Garden + Patio
- Separate Utility Room
- Living Room + wood burner
- Study/Home Office
- Overlooking green open space
- Remaining NHBC warranty





the details...

This stunning four-bedroom detached family home is located in the sought-after area of Pinhoe, Exeter, within an exclusive private cul-de-sac overlooking serene green open space. As one of only three properties of its design in this recently built development, it offers modern living with high-quality finishes throughout and the added peace of mind of a remaining NHBC warranty.

Upon entering, you are greeted by a spacious entrance hall that flows seamlessly into a bright and open-plan kitchen and dining area. with French doors extending onto an enclosed rear garden. The fully integrated kitchen is complemented by a separate utility room. The garden features an extended patio and well-maintained turf, perfect for outdoor entertaining.

The property also boasts a separate, elegant living room complete with a cosy wood burner and further doors opening onto the rear garden, ideal for relaxing evenings. Additionally, there is a versatile study/home office, providing the perfect space for remote working or quiet study.

Upstairs, you will find four generously sized double bedrooms. The principal bedroom benefits from an en-suite, while the second bedroom features fitted wardrobes. The modern family bathroom serves the remaining three bedrooms, ensuring comfort and convenience for the whole family.

Externally, the property offers a double-length garage and driveway parking for two cars. With its combination of spacious interiors, landscaped outdoor space, and prime location, this home presents the perfect opportunity for contemporary family living in a peaceful setting.

Disclaimer: The owners of this property are related to a Director of Complete Estate Agents. Please speak to a member of the team for further information.

Council tax band: E

Tenure: Freehold

Heating: District heating system

EPC rating: B



what the owner loves most...

“A lovely spacious Home, great space for diner parties or just chilling out by the fire, with the Patio & Garden just there for the evenings. Nice green open space on your doorstep for dog walks!”



the floorplan...



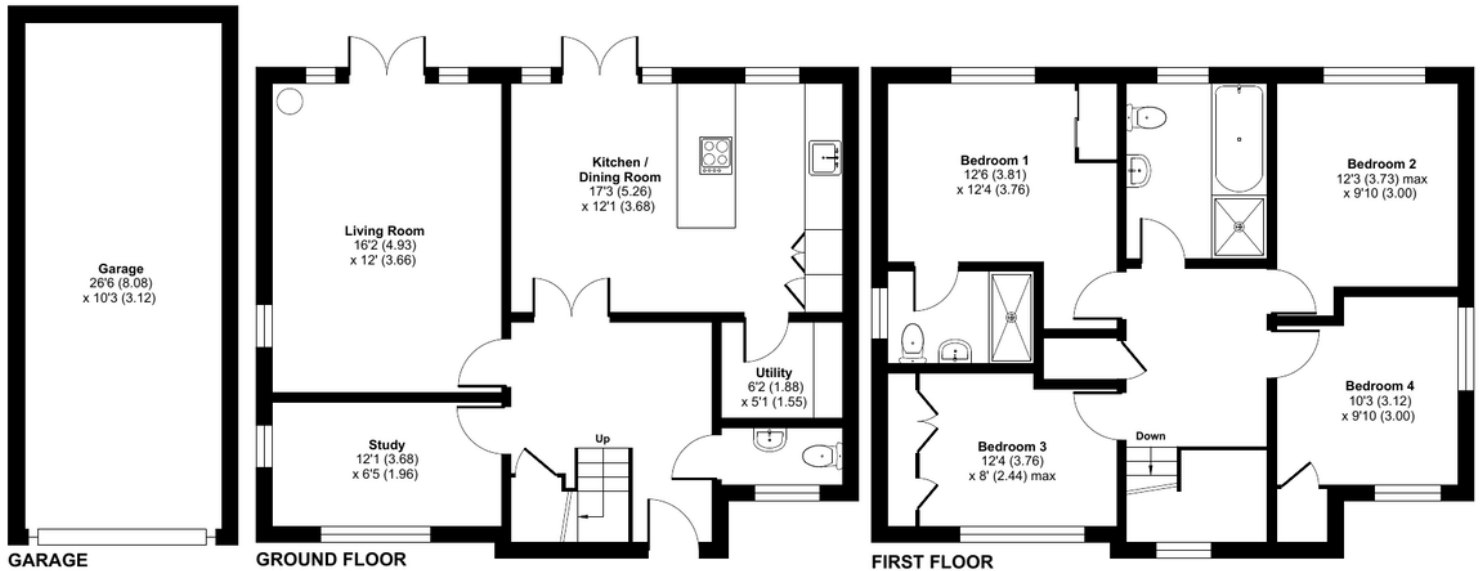
Brimlicombe Meadow, Exeter, EX1

Approximate Area = 1370 sq ft / 127.2 sq m

Garage = 274 sq ft / 25.4 sq m

Total = 1644 sq ft / 152.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Ashtons Complete (Complete Property). REF: 1189680



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the location...

Please check Google maps for exact distances and travel times.

Property postcode: **EX1 3JA**





Need a more complete picture? Get in touch with your local branch...

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