



Connells

Berrybrook Meadow
Exminster Exeter

Berrybrook Meadow Exminster Exeter EX6 8UB



Property Description

Nestled in the picturesque village of Exminster, this stunning four-bedroom detached home boasts an inviting blend of space and modern living. Featuring a spacious garage and driveway, the property offers ample parking and convenience for families. Inside, generous living areas are complemented by stylish finishes, providing the perfect backdrop for both relaxation and entertaining. The large enclosed garden is a standout feature, offering a private oasis for outdoor activities, gardening, or simply unwinding in the serene surroundings. With its charming location and well-appointed interiors, this home is ideal for those seeking comfort and tranquility in a vibrant community.

Entrance Hall

Wall mounted radiator.

Cloakroom

Double glazed obscured side aspect window, low level toilet, wash hand basin, wall mounted radiator.

Living Room

17' 9" into bay x 11' 8" (5.41m into bay x 3.56m)

Double glazed front aspect bay window, fireplace with gas fire, wall mounted radiator.

Dining Room

9' 8" x 9' 2" (2.95m x 2.79m)

Double glazed French doors to rear, wall mounted radiator.

Kitchen

12' 1" max x 10' 10" max (3.68m max x 3.30m max)

Double glazed rear aspect window, wall and base units, work surfaces, wall mounted radiator, stainless steel sink unit, under stairs cupboard, electric oven, gas hob with extractor over, microwave, plumbing for dish washer.

Utility Room

5' 1" x 5' 7" (1.55m x 1.70m)

Plumbing for washing machine, boiler, stainless steel sink unit, wall and base units, wall mounted radiator.

Conservatory

9' 10" x 7' 10" (3.00m x 2.39m)

Double glazed windows, brick base, double glazed French doors to rear, power, tiled floor.

Landing

Double glazed side aspect window, airing cupboard with water tank.

Bedroom 1

14' 6" max x 11' 5" max (4.42m max x 3.48m max)

Double glazed front aspect window, wall mounted radiator.

En-Suite

5' 9" x 5' 3" (1.75m x 1.60m)

Double glazed obscured front aspect window, wall mounted radiator, low level toilet, wash hand basin, mains shower, extractor fan.

Bedroom 2

11' 2" max x 11' 4" max (3.40m max x 3.45m max)

Double glazed rear aspect window, wall mounted radiator.

Bedroom 3

7' 7" x 8' 5" (2.31m x 2.57m)

Double glazed rear aspect window, wall mounted radiator.

Bedroom 4

9' 3" max x 8' 5" (2.82m max x 2.57m)

Double glazed front aspect window, wall mounted radiator.

Bathroom

6' 3" x 7' 7" (1.91m x 2.31m)

Double glazed obscured rear aspect window, bath, low level toilet, bidet, wash hand basin, extractor fan, wall mounted radiator.

Outside

To the rear is an enclosed garden mostly laid to lawn with patio area, outside tap and side access.

Garage

16' x 8' 6" (4.88m x 2.59m)

Up and over door, door to side, power.

Agents Note

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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8-9 South Street
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EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

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Property Ref: EXR316444 - 0004