



East of **EXE**
ESTATE AGENTS

Exmouth Road
Exeter £800,000

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Little Garth is an impressive and recently extended detached house located in the sought-after village of Exton. This exquisite property boasts three double bedrooms, including a master ensuite, and offers luxurious living with elegant bathrooms and expansive open-plan ground floor space. With a modern contemporary kitchen featuring a large central island and a spacious multifunctional living area connected by a pair of patio doors onto a private west facing garden, Little Garth provides both style and comfort. The property also offers ample gated parking and a generous garage along with plenty of eco-credentials with a state-of-the-art solar PV system with storage batteries and an EV charger. Little Garth is ideally located just 10 minutes' walk from Exton railway station and is within easy access to the city of Exeter and the coastal town of Exmouth along with the bustling town of Topsham and to Darts Farm Village

Detached House | Three Double Bedrooms with Master Ensuite | Open Planned Ground Floor | Kitchen / Dining Room / Lounge / Breakfast Room | Family Bathroom | Utility Room & Cloakroom | Garage | Gated Parking | Large Reception Hall | Solar Array with Battery Packs & E.V Charge Point

LOCATION

Little Garth is ideally located in the charming village of Exton. It is just a 10-minute walk to Exton railway station, providing convenient transport links. The renowned Puffing Billy Public House and the scenic Exe Trail cycle path are also nearby, offering excellent leisure and dining opportunities. The property offers easy access to the city of Exeter and the coastal town of Exmouth. Additionally, the bustling Topsham town centre and Darts Farm Village are just a short drive away.

DESCRIPTION

Little Garth is a remarkable detached home that seamlessly combines modern design with spacious living. The ground floor is designed for contemporary open plan living, creating a multifunctional space that is both practical and stylish. The lounge area is a cosy haven, complete with a fireplace and feature log store that adds warmth and character.



Adjacent to the lounge is the dining room and breakfast room which seamlessly flows into the modern kitchen. The kitchen is a true centrepiece, equipped with a large central island that provides ample space for cooking and casual dining. High-quality fixtures and fittings, along with sleek cabinetry and modern appliances, make this kitchen a dream for any culinary enthusiast. Two sets of patio doors open out from the ground floor living areas onto the rear garden, allowing natural light to flood the space and creating a seamless connection between indoor and outdoor living. This design not only enhances the aesthetic appeal of the home but also makes it ideal for entertaining guests or enjoying family time outdoors.

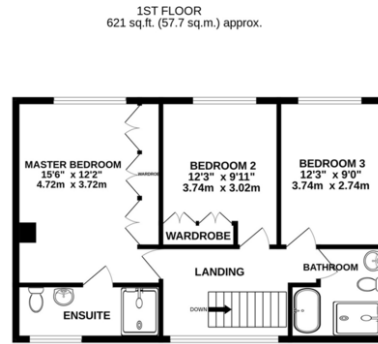
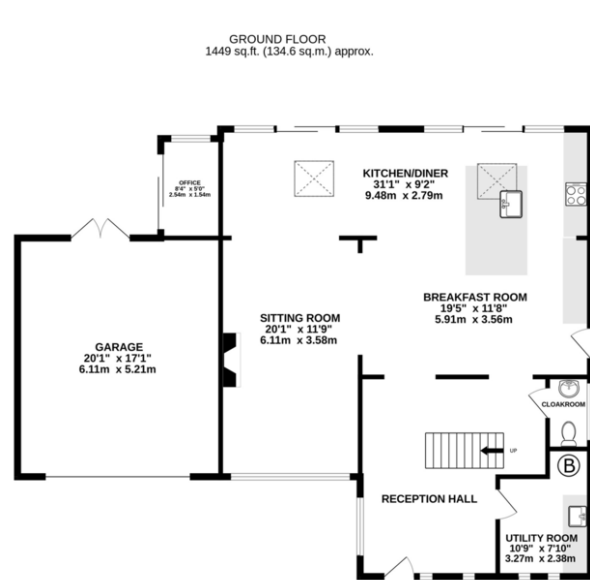
On the first floor this impressive home boasts three spacious double bedrooms, with the master suite featuring a luxurious ensuite bathroom. The ensuite is beautifully appointed with oversized wall tiles, adding a touch of elegance and sophistication. The main bathroom is equally exquisite, offering a shower room and a separate oval bath.

Practicality is also at the forefront of this home's design, with a large utility room providing additional storage and laundry facilities. A convenient ground floor cloakroom adds to the functional layout, ensuring that every aspect of day-to-day living is catered for.

GARDEN AND GROUNDS

To the front an electric gate opens to the front garden which provides ample space for parking along side a generous garage with E.V charging point. Whilst, to the rear is a private, enclosed west facing garden that enjoys the afternoon and evening sun. A large west-facing patio area extends out from the property beside a bed filled with a rich array of flowering plants and shrubs. A large level lawn extends around to the side of the property where a raised vegetable bed. Tucked away in the corner and fully connected, is a delightful garden office with large windows and sliding patio doors to provide commanding views of the garden. An impressive 7.4kW solar PV system, complemented by two 4.8kW storage batteries and a Purecharger 7K-T EV charger, ensures that this property is not only beautiful but also energy efficient.





TOTAL FLOOR AREA: 2070 sq.ft. (192.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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