



West of 

Jupes Close

Exminster

£425,000

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Superb three/four double bedroom detached house situated in a popular residential area of the village, within easy reach of all village amenities, city of Exeter, major road network and coastal areas. This beautifully presented property features; light and spacious lounge and dining room, modern kitchen, separate utility room, downstairs cloakroom and useful multi-use room/fourth bedroom. On the first floor are three double bedrooms - master with en-suite and modern bathroom. Outside to the front is driveway parking for two vehicles and to the rear a well tended open aspect level garden backing onto a conservation area.

Attractive modern home | Three/four double bedrooms |
Light and spacious living room and dining room | Modern
kitchen | Separate utility room | Downstair cloakroom |
Master bedroom with en-suite | Modern bathroom |
Driveway parking for two vehicles | Well tended level rear
garden

PROPERTY DETAILS:

APPROACH

Upvc front door to entrance hallway.

ENTRANCE HALLWAY

Upvc double glazed window to front aspect. Radiator. Wood effect laminate flooring. Telephone point. Part glazed doors to reception room/fourth bedroom and living room.

RECEPTION ROOM/FOURTH BEDROOM

12' 2" x 8' 5" (3.71m x 2.57m) Useful multi-use room with Upvc double glazed window to front aspect. Coved ceiling and dado rail. Wood effect laminate flooring. Radiator. TV point.

LIVING ROOM

13' 7" x 10' 5" (4.14m x 3.18m) Light and spacious room with Upvc double glazed window to front aspect. Coved ceiling. Feature fireplace with polished stone mantle and hearth, and fitted gas fire. TV and telephone points. Part glazed door to inner hallway. Opening through to the dining room.

DINING ROOM

10' 5" x 9' 4" (3.18m x 2.84m) Further light and spacious room with matching wood effect laminate flooring. Coved ceiling. Radiator. Part glazed door to kitchen. Upvc double glazed sliding patio door to conservatory.

KITCHEN

10' 0" x 8' 0" (3.05m x 2.44m) Upvc double glazed window to rear aspect with outlook over the garden. Modern Shaker style kitchen with range of base, wall and drawer units in cream finish. Solid wood worktop with tiled surround and inset stainless steel sink. Integral electric single oven and gas hob with modern stainless steel and glass cooker hood over. Integral fridge, freezer and dishwasher. Recess spotlights. Upvc fully glazed door to garden.



CONSERVATORY

9' 2" x 9' 0" (2.79m x 2.74m) Upvc constructed conservatory on brick plinth with windows to side and rear aspect, and Upvc french doors to garden. Matching wood effect laminate flooring. Lighting.

INNER HALLWAY

Stairs to first floor. Doors to utility room and cloakroom.

UTILITY ROOM

5' 7" x 3' 9" (1.7m x 1.14m) Useful room with fitted worktop and space and plumbing for washing machine, and further appliance space. Coat hanging space. Wood effect laminate flooring.

CLOAKROOM

6' 6" x 2' 9" (1.98m x 0.84m) Modern white suite comprising; low level w.c. and pedestal hand wash basin. Radiator. Part tiled walls. Extractor fan. Tiled floor.

FIRST FLOOR

STAIRS/LANDING

Stairs from inner hallway to a light and spacious first floor landing with Upvc double glazed window to side aspect. Hatch to loft space. Radiator. Door to airing cupboard housing hot water tank and shelf.

BEDROOM 1

13' 0" x 11' 0" (3.96m x 3.35m) (max) Spacious master bedroom with Upvc double glazed window to front aspect. Radiator. Range of built-in quality wardrobes complete with hanging rail and shelving. Door to en-suite.

EN-SUITE

8' 1" x 3' 2" (2.46m x 0.97m) (max) Upvc double glazed window to side aspect with obscure glass. Modern white suite comprising; low level w.c., pedestal hand wash basin and glass folding door to tiled shower enclosure with mixer shower. Tiled floor. Chrome ladder style radiator. Extractor fan. Tiled floor.

BEDROOM 2

12' 3" x 8' 8" (3.73m x 2.64m) (max) Further spacious double bedroom with Upvc double glazed window to rear aspect with outlook over the garden and conservation area. TV point.

BEDROOM 3

9' 6" x 8' 6" (2.9m x 2.59m) Double bedroom with Upvc double glazed window to front aspect. Radiator. Telephone point.

BATHROOM

8' 5" x 8' 0" (2.57m x 2.44m) (max) Upvc double glazed window to rear aspect with obscure glass. Modern white suite comprising; low level w.c., pedestal hand wash basin and P shape bath with glass screen and mixer tap with shower head attachment. Tiled floor. Chrome ladder style radiator. Shaver point. Extractor fan. Part tiled walls.

OUTSIDE

FRONT

Open front garden area laid to gravel and planted with a variety of plants and shrubs. Paved path to front door. Block paved driveway offering parking for two vehicles. Gate to side access.

REAR GARDEN

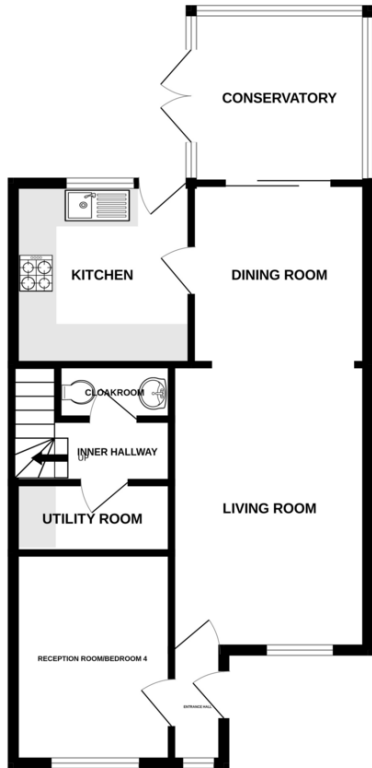
Beautiful well tended rear garden featuring a large paved patio area adjoining the rear of the property with matching pathway leading around to the side, further garden area laid to artificial grass edged with borders laid to gravel and planted with a variety of plants and shrubs. Fitted garden shed with light and power. Further side passage area useful for storage and partly covered. Outside tap. Electric vehicle charging port.

AGENTS NOTES:

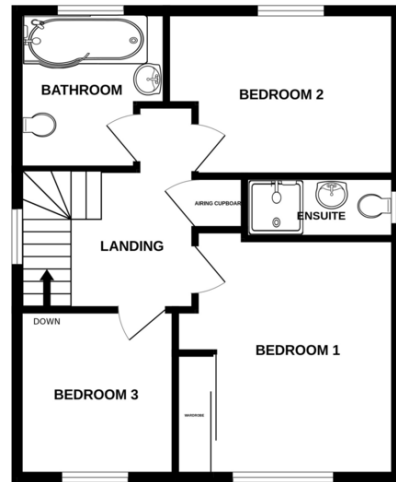
The property is freehold
Council Tax Band: D - Teignbridge District Council



GROUND FLOOR



1ST FLOOR



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	63	
(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			



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