



West of 

Pridhams Way  
Exminster £500,000



# Pridhams Way

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Attractive four bedroom detached house situated in a highly sought after area of Exminster with easy access to all the village amenities, city of Exeter and major road network. This lovely property is well presented and features; large light and spacious living room, separate dining room, further spacious kitchen/breakfast room, utility, conservatory and downstairs cloakroom. On the first floor are four generous sized bedrooms - master bedroom with en-suite and modern family bathroom. Outside to the front of the property is a double width driveway offering parking for a couple of vehicles leading to an attached single garage, and to the rear is a wonderful enclosed landscaped mature garden. The property is being sold Chain Free.

Attractive detached house | Four bedrooms | Light and spacious living room | Separate dining room | Large kitchen/breakfast room with modern fitted kitchen | Master bedroom with en-suite | Modern bathroom | Driveway parking for two vehicles leading to an attached single garage | Lovely enclosed level rear garden | Chain Free

## PROPERTY DETAILS:

### APPROACH

Covered entrance canopy. Part glazed composite front door to entrance hallway.

### ENTRANCE HALLWAY

Spacious entrance hallway with stairs to first floor. Large understair recess. Radiator. Doors to living room, cloakroom and kitchen/breakfast room.

### CLOAKROOM

Upvc double glazed window to front aspect with obscure glass. Coved ceiling. White suite comprising; low level w.c. and hand wash basin set in vanity unit with cupboard under. Chrome ladder radiator.

### LIVING ROOM

16' 6" x 12' 5" (5.03m x 3.78m) (plus bay) Wonderful light and spacious living room with feature bay window and Upvc double glazed window to front aspect. Coved ceiling. Feature fireplace with wood mantle, marble effect inset and hearth with fitted coal effect gas fire. TV and telephone points. Two radiators. Wall lighting. Double glass panel doors leading to the dining room.

### DINING ROOM

11' 8" x 10' 2" (3.56m x 3.1m) Spacious room with large sliding patio door to the garden. Coved ceiling. Radiator. Wall lighting. Door to kitchen/breakfast room.

### KITCHEN/BREAKFAST ROOM

18' 4" x 13' 0" (5.59m x 3.96m) (narrowing to 7'9" (2.13m) Attractive L-shape kitchen/breakfast room with Upvc double glazed window to rear aspect with outlook over the garden. Modern fitted kitchen with excellent range of base, wall and drawer units in a high gloss beige finish. Granite effect high gloss worktop with tiled surround and inset stainless steel sink. Matching deep breakfast bar area with cupboard and drawers under, and space for seating. Integral electric double oven and gas hob with extractor hood over. Space and plumbing for slimline dishwasher. Space for freestanding fridge/freezer. Tile effect laminate floor in the kitchen area and wood effect laminate floor in the breakfast room area. Radiator. Doors to entrance hallway and utility room. Folding glass panel doors to conservatory.





#### UTILITY ROOM

8' 6" x 6' 2" (2.59m x 1.88m) Useful room with fitted worktop with base and drawer units under, and fitted single sink. Matching tile effect laminate floor. Part glazed door to side access. Wall mounted Baxi combi gas boiler. Internal door to garage.

#### CONSERVATORY

10' 9" x 10' 1" (3.28m x 3.07m) Upvc constructed conservatory on brick plinth and insulated roof, with windows to sides and rear aspect with outlook over the garden, plus Upvc double glazed French doors leading to the garden. Wood effect laminate flooring. Light and power. Two wall mounted Dimplex electric night storage heaters.

#### FIRST FLOOR

##### STAIRS/LANDING

Stairs from entrance hallway to a light and spacious first floor landing with Upvc double glazed window to side aspect. Hatch with pull-down ladder to a large loft space which has been partly converted into a hobby room with light and power, and two Velux ceiling windows. Door to airing cupboard complete with shelving. Doors to bedrooms and bathroom.

##### BEDROOM 1

11' 9" x 9' 6" (0m x 2.9m) (plus deep door recess and wardrobes) Light and spacious double bedroom with Upvc double glazed window to front aspect. Radiator. Double doors to large built-in wardrobe complete with hanging rail and shelf. Door to en-suite.

##### EN-SUITE

7' 5" x 5' 2" (2.26m x 1.57m) (max) Upvc double glazed window to side aspect with obscure glass. Modern white suite comprising; low level w.c. and hand wash basin set in vanity unit with cupboard under, and glass door to tiled shower enclosure with mixer shower. Chrome ladder style radiator. Shaver point. Extractor fan.

##### BEDROOM 2

11' 3" x 9' 1" (3.43m x 2.77m) (max, plus wardrobes) Further spacious double bedroom with Upvc double glazed window to rear aspect with outlook over the gardens. Radiator. Double doors to large built-in wardrobe complete with hanging rail and shelf.

##### BEDROOM 3

10' 3" x 7' 1" (0m x 2.16m) (plus deep door recess) Double bedroom with Upvc double glazed window to rear aspect with outlook over the gardens. Radiator.

##### BEDROOM 4

7' 6" x 6' 2" (2.29m x 1.88m) (plus deep door recess) Good sized bedroom with Upvc double glazed window to front aspect. Radiator. Door to deep over stair storage cupboard complete with shelving.

#### BATHROOM

7' 4" x 4' 6" (2.24m x 1.37m) Upvc double glazed window to side aspect with obscure glass. Modern white low level w.c. and hand wash basin set in vanity unit with cupboard under, and P'shaped bath with tiled surround with mixer shower over. Part tiled walls. Shaver point. Extractor fan. Chrome ladder style radiator.

#### OUTSIDE

##### FRONT

Open front garden area laid to lawn and gravelled areas edged with flower border. Tarmac driveway offering parking for a couple of vehicles with path to front entrance and around to side gated access.

##### GARAGE

17' 3" x 9' 5" (5.26m x 2.87m) Up and over door to attached single garage with light and power. Eaves storage. Internal door leading to the utility room.

##### REAR GARDEN

Generous sized level rear garden with large paved patio area adjoining the rear of the property leading onto a lawned garden area edged with mature borders. Outside tap. Path around to gated side access.

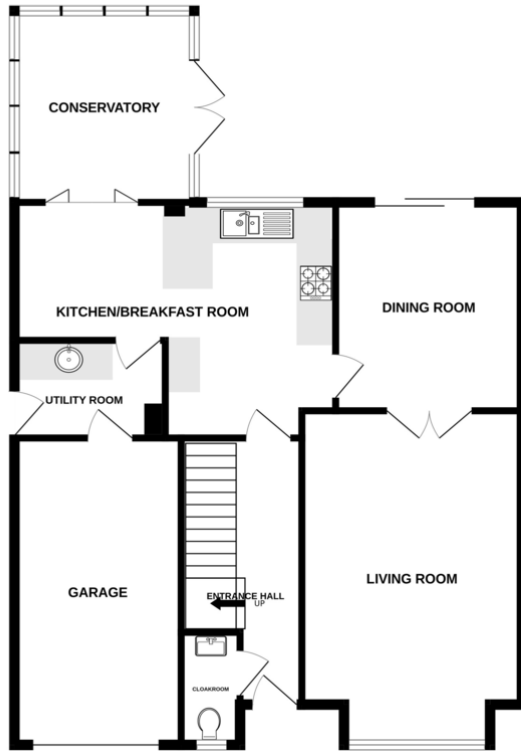
#### AGENTS NOTES:

The property is Freehold.  
Council Tax Band: E - Teignbridge District Council

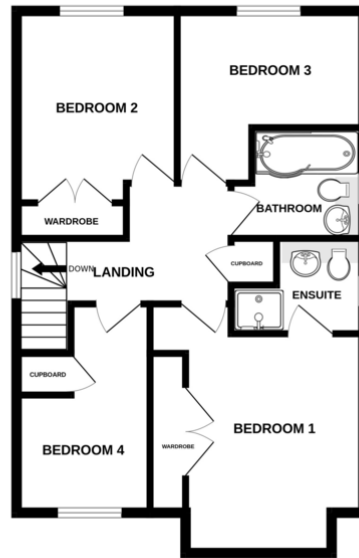




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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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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