



West of 

Jupes Close

Exminster

£425,000

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Attractive four bedroom detached family home located in an end of cul-de-sac location in a highly desirable residential area of the village of Exminster. This superb property features; spacious modern kitchen, light and spacious living room, separate dining room area, and downstairs cloakroom. On the first floor are four good sized bedrooms - master bedroom with en-suite and modern family bathroom. A real feature of the property is the generous sized level rear garden which backs onto a conservation area and offers a good deal of privacy. To the front of the property is an attractive rustic block paved driveway offering parking for two vehicles with path to front door and around to side gate access.

Attractive detached house | Four bedrooms | Attractive modern shaker style kitchen | Light and spacious living room | Separate dining room | Cloakroom | Master bedroom with en-suite | Modern bathroom | Large rear garden with open aspect | Driveway parking for two vehicles and integral single garage

PROPERTY DETAILS:

APPROACH

Covered entrance canopy. Composite part glazed door to entrance hallway. Outside light.

ENTRANCE HALLWAY

Attractive entrance hallway with quality wood effect flooring. Coved ceiling. Radiator. Understair recess with coat hanging space with door to understair cupboard. Doors to cloakroom, kitchen and living room.

CLOAKROOM

6' 3" x 3' 0" (1.91m x 0.91m) (max) Upvc double glazed window to front aspect with obscure glass. Modern white suite comprising; low level w.c. and corner hand wash basin with tiled splash back. Radiator. Quality wood laminate flooring.

KITCHEN

14' 7" x 8' 4" (4.44m x 2.54m) Light and spacious kitchen with Upvc double glazed window to front aspect. Modern fitted Shaker style kitchen with excellent range of base, wall and drawer units in oak wood effect finish. Granite effect worktop with tiled surround and inset stainless steel sink. Integral eye-level electric double oven and induction hob with extractor hood over. Space and plumbing for washing machine and dryer. Space for slot-in fridge. Part glazed door to side access. Door to dining room.

LIVING ROOM

15' 0" x 11' 2" (4.57m x 3.4m) Further light and spacious living room with french doors and full height windows to rear aspect with outlook over the garden. Coved ceiling. Radiator. Feature fireplace with large slate hearth and fitted modern wood burning stove. TV and telephone points. Arch to dining room area.



DINING ROOM AREA

9' 1" x 8' 6" (2.77m x 2.59m) Spacious dining room with Upvc double glazed window to rear aspect with outlook over the garden. Coved ceiling. Radiator. Matching quality wood effect flooring.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to first floor landing. Hatch to loft space. Door to airing cupboard complete with hot water tank and shelving. Radiator. Doors to bedrooms and bathroom.

BEDROOM 1

12' 0" x 10' 2" (3.66m x 3.1m) (max) Spacious master bedroom with Upvc double glazed window to front aspect. Radiator. Telephone point. Range of built-in wardrobes complete with hanging rails and shelving. Door to en-suite.

EN-SUITE

8' 5" x 5' 5" (2.57m x 1.65m) (max) Upvc double glazed window to side aspect with obscure glass. Modern white suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under, and glass door to tiled shower enclosure with electric shower. Radiator. Extractor fan. Wood effect laminate flooring.

BEDROOM 2

14' 0" x 8' 2" (4.27m x 2.49m) (max) Further spacious double bedroom with Upvc double glazed window to rear aspect with outlook over the gardens and conservation area beyond. Radiator.

BEDROOM 3

10' 0" x 8' 5" (3.05m x 2.57m) (max) Double bedroom with Upvc double glazed window to front aspect. Radiator. Range of built-in wardrobes complete with hanging rails and shelving.

BEDROOM 4

9' 7" x 8' 7" (2.92m x 2.62m) (max) Upvc double glazed window to rear aspect with outlook over the garden and conservation area beyond. Radiator.

BATHROOM

6' 9" x 5' 5" (2.06m x 1.65m) Upvc double glazed window to side aspect with obscure glass. Modern white suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround, glass screen and electric shower over. Radiator. Extractor fan.

OUTSIDE

FRONT

Attractive open front garden area laid to lawn and edged with flower border. Rustic block paved driveway offering parking for a couple of vehicles with matching pathway leading to front entrance and around to side gate. Outside tap.

GARAGE

16' 2" x 8' 5" (4.93m x 2.57m) Up and over door to good sized integral single garage with light and power.

REAR GARDEN

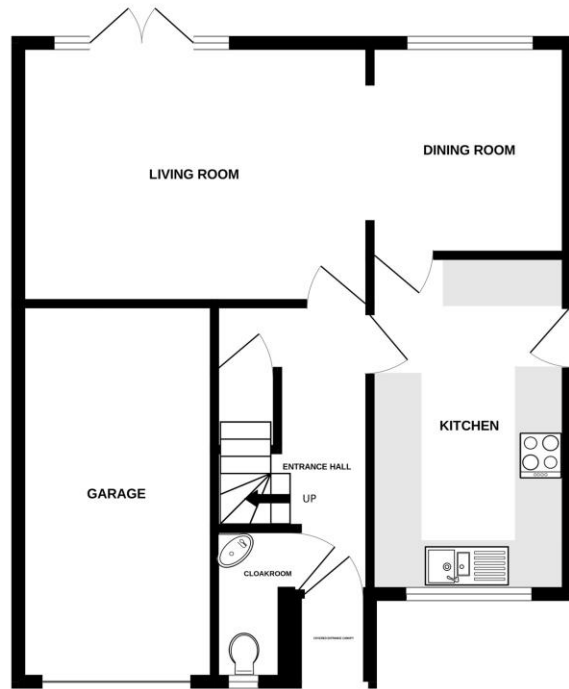
A real feature of the property is the wonderful generous sized level rear garden featuring; rustic style paved patio with matching pathway leading around to the side gated access and also around to the other side of the house offering a useful storage area, leading onto a large lawned garden edged with borders stocked with an abundance of mature plants and shrubs with a matching paved sun terrace located in the centre of the garden..

AGENTS NOTES:

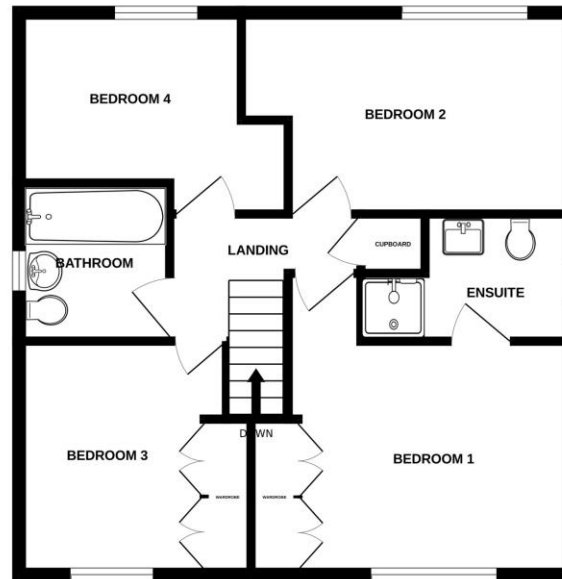
The property is Freehold.
Council Tax Band: E - Teignbridge District Council



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	83
(55-68)	D	69
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
<small>WWW.EPC4U.COM</small>		



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