



West of 

Jupes Close

Exminster

£430,000

# Jupes Close

Exminster £430,000

Attractive four bedroom detached property situated in a highly desirable residential area and within easy reach of all village amenities. This lovely property features; open plan living/dining room leading onto a large conservatory, downstairs cloakroom and good sized kitchen. On the first floor are four good sized bedrooms - master with en-suite and bathroom. Outside to the front of the property is a driveway offering parking for up to three vehicles leading to an integral single garage and to the rear is a generous sized tiered garden with pleasant outlook over the adjoining conservation area.

Attractive family home | Four bedrooms | Spacious open plan living/dining room | Large conservatory | Attractive fitted kitchen | Master bedroom with en-suite | Bathroom | Good sized rear garden with pleasant outlook | Driveway park for up to three vehicles | Integrated single garage

## PROPERTY DETAILS:

### APPROACH

Covered entrance porch. Upvc front door to entrance hallway. Outside light.

### ENTRANCE HALLWAY

Wood effect laminate floor. Stairs to first floor. Telephone point. Door to living room.

### OPEN PLAN LIVING/DINING ROOM

#### LIVING ROOM AREA

14' 2" x 11' 2" (4.32m x 3.4m) Spacious living room with Upvc double glazed window to front aspect. Radiator. Feature fireplace with stone effect mantle and hearth and fitted living flame effect fire. TV and telephone points. Door to inner hallway. Archway through to the dining room area.

#### DINING ROOM AREA

9' 1" x 8' 7" (2.77m x 2.62m) Further spacious room with sliding patio doors to conservatory. Radiator.

#### CONSERVATORY

11' 6" x 8' 9" (3.51m x 2.67m) Upvc constructed conservatory with windows to side and rear with outlook over the garden and adjoining conservation area. Upvc part glazed door to garden.

#### INNER HALLWAY

Small inner hallway with door to understair cupboard. Further doors to kitchen, cloakroom and garage.

#### CLOAKROOM

4' 6" x 2' 6" (1.37m x 0.76m) Upvc double glazed window to side aspect with obscure glass. Coloured suite comprising; low level w.c. and hand wash basin with tiled splashback. Radiator.



## KITCHEN

13' 5" x 8' 7" (4.09m x 2.62m) Light and spacious kitchen with Upvc double glazed window to rear aspect and part glazed door to garden. Quality fitted kitchen with excellent range of base, wall, drawer and larder units in Oak finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral eye level electric double oven and gas hob with extractor hood over. Integral dishwasher, fridge and freezer. Space and plumbing for washing machine.

## FIRST FLOOR

### STAIRS/LANDING

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

### BEDROOM 1

14' 2" x 8' 4" (4.32m x 2.54m) Spacious master bedroom with Upvc double glazed window to front aspect. Radiator. Telephone point. Door to en-suite.

### EN-SUITE

8' 2" x 4' 2" (2.49m x 1.27m) Upvc double glazed window to front aspect with obscure glass. Coloured suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under and glass folding door to tiled shower enclosure with mixer shower. Extractor fan. Radiator.

### BEDROOM 2

14' 2" x 8' 1" (4.32m x 2.46m) Further spacious double bedroom with Upvc double glazed window to front aspect. Radiator. Range of built-in wardrobes complete with hanging rails and shelving.

### BEDROOM 3

8' 7" x 8' 1" (2.62m x 2.46m) Spacious double bedroom with Upvc double glazed window to rear aspect with outlook over the garden and adjoining conservation area. Radiator.

### BEDROOM 4

8' 9" x 7' 1" (2.67m x 2.16m) (plus door recess) Good sized bedroom with Upvc double glazed window to rear aspect. Radiator.

## BATHROOM

7' 0" x 6' 0" (2.13m x 1.83m) Upvc double glazed window to rear aspect with obscure glass. Coloured suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround and mixer tap with shower head attachment. Radiator. Extractor fan. Part tiled walls.

## OUTSIDE

### FRONT

Small open front garden area laid to gravel. Tarmac driveway offering parking for up to three vehicles leading to integral single garage. Path to front entrance and side gate access.

### GARAGE

16' 7" x 8' 6" (5.05m x 2.59m) Up and over door to generous sized garage. Light and power. Wall mounted Worcester gas boiler. Internal door to inner hallway.

### REAR GARDEN

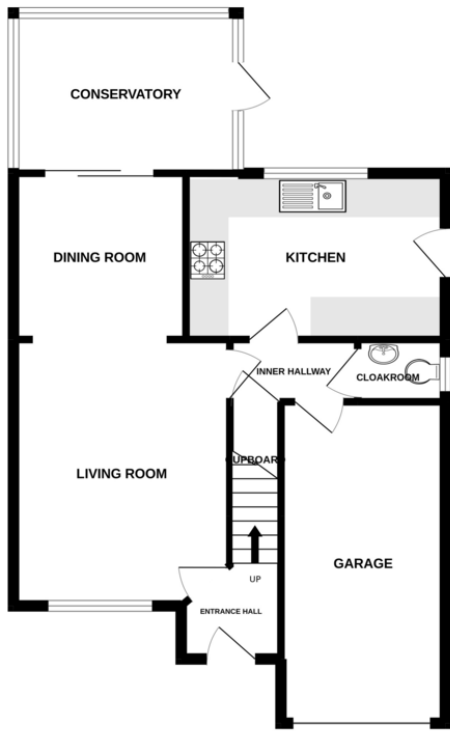
Generous sized low maintenance rear garden spread over three levels and with pleasant outlook over adjoining conservation area. The garden comprises of; large paved patio adjoining the property with four steps down to further paved garden area edged with raised borders, and further steps down to the lower garden area laid to gravel and paving.

### AGENTS NOTES:

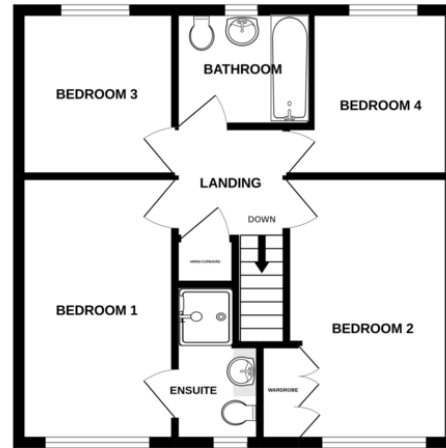
The property is Freehold.  
Council Tax Band: D - Teignbridge District Council



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metroplex ©2022



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



**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

Registered in England no. 07121967