



West of 

# Milbury Farm Meadow

Exminster

Offers in excess of £380,000

# Milbury Farm Meadow

Exminster O.I.E.O. £380,000

Superb four bedroom detached house situated in a highly desirable location and with easy access to all the village amenities, city of Exeter and major road network. This beautifully presented property features; light and spacious living/dining room with french doors opening onto the rear garden, and leading through to a modern kitchen. On the first floor are three double bedrooms and modern bathroom, and on the second floor a light and spacious master bedroom with modern en-suite. The garden has been tastefully landscaped by the current owners and features a paved patio area adjoining the rear of the property leading onto a gravelled and lawned area with steps leading down to a lower paved garden with gate for rear access leading to the allocated parking.

Superb modern detached house | Four double bedrooms | Light and spacious living/dining room | Modern fitted kitchen | Downstair cloakroom | Master bedroom with en-suite | Modern bathroom | Tastefully landscaped garden | Two allocated parking spaces | Easy access to all village amenities

## PROPERTY DETAILS:

### APPROACH

Covered entrance canopy. Composite front door to entrance hallway. Outside light.

### ENTRANCE HALLWAY

Attractive and spacious entrance hallway with stairs to first floor. Quality Kardean wood effect flooring. Radiator. Telephone point. Doors to cloakroom and living room.

### CLOAKROOM

6' 3" x 3' 5" (1.91m x 1.04m) Upvc double glazed window to front aspect with obscure glass. Modern white suite comprising; low level w.c. and pedestal hand wash basin with tiled splash back. Coat hanging space. Radiator.

### LIVING/DINING ROOM

23' 7" x 20' 4" (7.19m x 6.2m) Wonderful light and spacious living/dining room with Upvc double glazed window to rear aspect and Upvc double glazed french doors to garden. Quality Kardean wood effect flooring. TV and telephone points. Two radiators. Door to understair cupboard. Opening through to the kitchen.

### KITCHEN

10' 2" x 7' 9" (3.1m x 2.36m) Upvc double glazed window to front aspect. Modern fitted kitchen with range of base, wall and drawer units in high gloss white finish. Roll-edge worktop with matching upstand and inset stainless steel sink. Integral eye level electric double oven and gas hob with stainless steel splash panel and cooker hood over. Integral fridge, freezer and dishwasher. Space and plumbing for washing machine. Matching wall unit housing Potterton gas boiler.



## FIRST FLOOR

### STAIRS/LANDING

Stairs from entrance hallway to first floor landing with stairs leading up to the second floor, and doors to bedrooms and bathroom.

### BEDROOM 2

12' 0" x 11' 7" (3.66m x 3.53m) (max) Spacious double bedroom with Upvc double glazed window to front aspect with pleasant outlook over the central green space. Radiator. Telephone point.

### BEDROOM 3

11' 8" x 10' 4" (3.56m x 3.15m) (max) Further spacious double bedroom with Upvc double glazed window to rear aspect. Radiator.

### BEDROOM 4

11' 5" x 9' 7" (3.48m x 2.92m) (max) Lovely L-shape bedroom with Upvc double glazed window to rear aspect. Radiator.

### BATHROOM

8' 4" x 6' 4" (2.54m x 1.93m) Upvc double glazed window to front aspect with obscure glass. Modern white suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround, glass screen and mixer shower. Ladder style radiator. Extractor fan. Shaver point. Part tiled walls.

## SECOND FLOOR

### STAIRS/LANDING

Stairs from first floor landing to second floor landing. Hatch to loft space. Door to large airing cupboard housing the hot water tank and shelving with space also for condenser dryer. Door to bedroom 1.

### BEDROOM 1

13' 4" x 10' 0" (4.06m x 3.05m) (plus deep window recess) Attractive master bedroom with Upvc double glazed window to front aspect offering wonderful views over the central green area and village, and down towards the River Exe and Lympstone beyond. Two radiators. Double doors to built-in wardrobe complete with hanging rail and shelving. Velux ceiling window. Door to en-suite.

### EN-SUITE

9' 5" x 4' 8" (2.87m x 1.42m) Spacious en-suite with modern white suite comprising; low level w.c., pedestal hand wash basin and glass door to large shower enclosure with mixer shower with large shower head and further handset. Velux ceiling window. Extractor fan. Shaver point. Ladder style radiator.

## OUTSIDE

### FRONT

Small front garden area enclosed by low brick wall and laid to decorative gravel. Path to front door.

### REAR GARDEN

Attractive enclosed split level garden tastefully landscaped and featuring a lawned and gravelled upper garden with flower borders, and a useful bespoke timber long storage shed (5m x 1.5m). Steps lead down to the lower garden which is laid to paving and a perfect area for seating/dining. There is a gated rear access leading to the parking area.

### PARKING

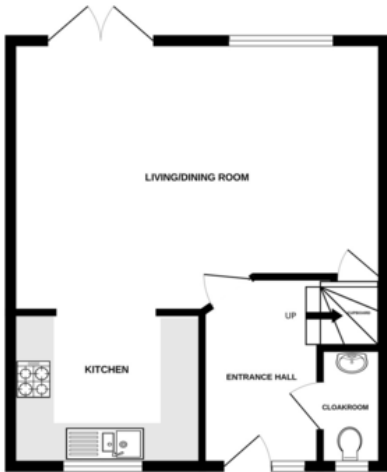
Two generous sized allocated parking spaces are located to the rear of the property.

### AGENTS NOTES

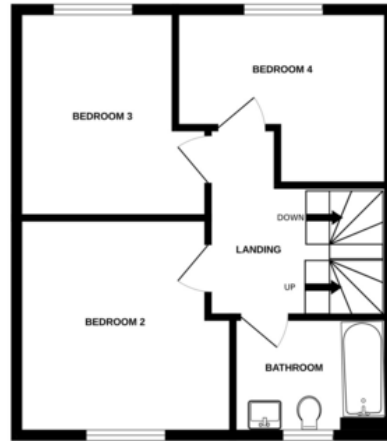
The property is Freehold  
Council Tax Band: D - Teignbridge District Council  
Annual Maintenance Charge for green spaces etc of £240 - Maintenance Company is First Port.



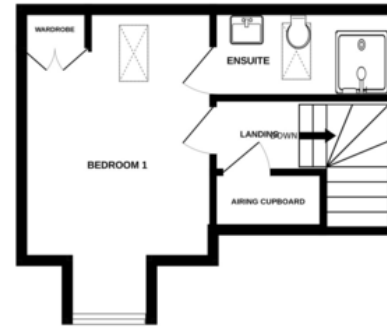
GROUND FLOOR



1ST FLOOR



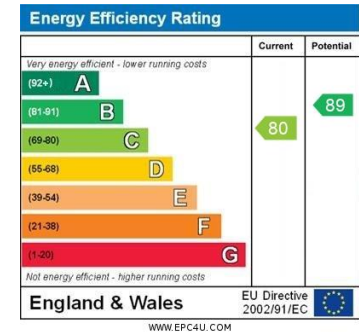
2ND FLOOR



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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