



West of 

Pridhams Way
Exminster £525,000

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This impressive, detached home is located in a sought-after, quiet cul-de-sac in Exminster. Offering four spacious bedrooms, including a master with an ensuite bathroom, this property is ideal for families and those seeking a blend of style and convenience. The house features a bright and airy lounge with a cozy gas stove, a modern kitchen with high-end finishes, and a dining room that opens onto a large conservatory. Outside, the south-west-facing garden features a decked seating area, a tiered central lawn with flower beds and shrubs, and a wooden seating area at the top of the garden, perfect for relaxation. Located within walking distance of the village centre, Exminster Community Primary School, and the popular Stowey Arms public house, this home combines a peaceful setting with easy access to local amenities.

Beautifully presented detached house | Four double bedrooms | Light and spacious living room | Further spacious dining room | Modern fitted kitchen with separate utility room | Conservatory | Modern bathrooms | Master bedroom with en-suite | Garage and driveway parking | Delightful south west rear garden

PROPERTY DETAILS:

This beautifully presented detached house offers an exceptional blend of style, comfort, and practicality, making it a perfect family home.

GROUND FLOOR:

The ground floor welcomes you with a spacious lounge, featuring an inset gas stove that adds warmth and character to the room. The large box bay window at the front floods the space with natural light, creating a bright and inviting atmosphere.

The heart of the home is the modern kitchen, which is equipped with wood-effect 'shaker' style units, providing a timeless and elegant look, and the adjacent breakfast area is perfect for casual dining. The black granite worktop and upstand add a touch of luxury, while the dual-fuel Rangemaster cooker is ideal for cooking enthusiasts. A separate utility room offers additional storage and convenience, keeping the main kitchen area clutter-free.

The ground floor also includes a downstairs cloakroom for added convenience.

The dining room, with its French doors, seamlessly connects to a large conservatory, creating a versatile space for dining and entertaining.

The conservatory extends the living space and provides a seamless



connection to the outdoors, featuring direct access to the decked garden seating area, perfect for entertaining or relaxing with family.

FIRST FLOOR:

Upstairs, the property boasts four generously sized bedrooms, with the master bedroom offering ample space and an ensuite bathroom with a stunning double walk-in shower cubicle. The remaining bedrooms are well-proportioned and share access to a stylish family bathroom, which includes a bath with an overhead shower, combining functionality with a touch of elegance.

Completing this impressive home is an integral garage with a fob-operated roller door, providing secure parking and additional storage space.

There is also ample off-road parking available at the front of the property. With its combination of elegant interiors, practical features, and spacious layout, this property offers a wonderful living experience in a desirable location.

GARDEN AND GROUNDS:

The south-west-facing garden is a private oasis designed for enjoyment and relaxation. The enclosed garden offers a combination of decked seating areas and a tiered central lawn, bordered by beds filled with vibrant flowering plants and shrubs.

The layout provides a variety of spaces to enjoy, from the lower decked area adjacent to the conservatory to a charming wooden seating area positioned at the top of the garden, perfect for capturing the evening sun.

This thoughtfully landscaped garden ensures a sense of privacy and seclusion, creating an ideal setting for outdoor living.

LOCATION:

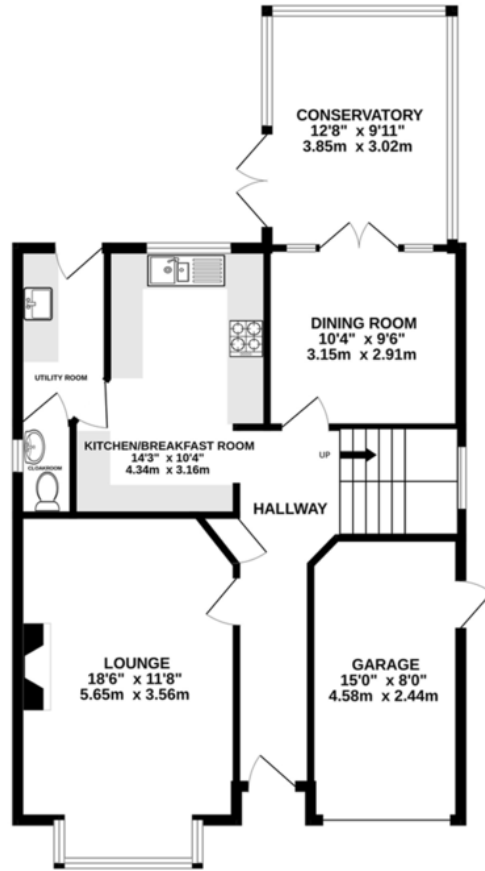
Situated in the heart of Exminster, the property enjoys a prime location just a 10-minute walk from the village centre, where a range of local shops and amenities can be found. The renowned Stowey Arms public house is also nearby, offering a friendly atmosphere and great food.

With easy access to the city of Exeter and the coastal town of Dawlish, this location combines the best of rural and urban living. Families will appreciate the proximity to Exminster Community Primary School, making school runs a breeze.

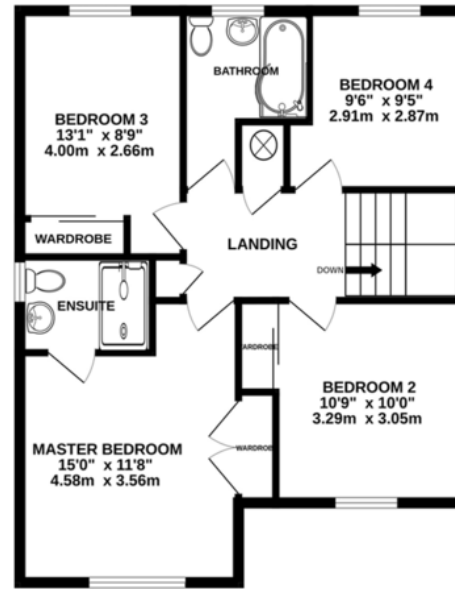
This home offers a perfect balance of accessibility, tranquility, and community spirit, making it a desirable choice for anyone looking to settle in this charming village.



GROUND FLOOR
849 sq.ft. (78.8 sq.m.) approx.



1ST FLOOR
670 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA: 1518 sq.ft. (141.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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