



West of 

Jupes Close
Exminster £390,000

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A beautifully presented three-bedroom link-detached home set in a highly sought-after residential area at the heart of the popular village of Exminster. The property offers a light and spacious living room that flows seamlessly into a generous dining area, a kitchen/breakfast room with a modern fitted kitchen, a large UPVC conservatory, and a convenient downstairs cloakroom. Upstairs, there are three well-proportioned bedrooms, including a master with an en-suite shower room, along with a stylish family bathroom. Outside, the front of the property features driveway parking for one vehicle leading to an attached single garage. The rear garden is split-level, low maintenance, and beautifully maintained, enjoying an ideal southerly aspect. An outstanding home in a prime location — early viewing is highly recommended!

Attractive link detached house | Three generous sized bedrooms | Light and spacious living room | Spacious dining room | Large conservatory | Modern kitchen/breakfast room | Master bedroom with en-suite shower room | Modern bathroom | Driveway parking for one vehicle and single attached garage | Generous sized southerly facing rear garden

PROPERTY DETAILS

APPROACH

Covered entrance canopy. Upvc part glazed front door to entrance hallway. Outside light.

ENTRANCE HALLWAY

Attractive entrance hallway with quality wood effect laminate flooring. Stairs to first floor. Radiator. Door to under stair cupboard. Doors to living room, kitchen/breakfast room and cloakroom.

CLOAKROOM

5' 3" x 2' 9" (1.6m x 0.84m) Upvc double glazed window to front aspect with obscure glass. Modern white suite comprising; low level w.c. and hand wash basin set in vanity unit with cupboard under. Radiator. Tiled floor.

LIVING ROOM

12' 9" x 11' 2" (3.89m x 3.4m) Light and spacious living room with Upvc double glazed window to front aspect. Radiator. Fitted coal effect gas fire set on marble effect hearth. TV and telephone points. Wall lighting. Arch through to the dining room.

DINING ROOM

8' 9" x 8' 7" (2.67m x 2.62m) Further spacious room offering plenty of space for large table and cabinet. Wall lighting. Radiator. Upvc double glazed sliding patio door to conservatory.



CONSERVATORY

11' 3" x 9' 4" (3.43m x 2.84m) Upvc constructed conservatory with double glazed windows to side and rear aspect with outlook over the garden. Large Upvc double glazed french doors opening onto the garden. Tiled floor. Wall light.

KITCHEN/BREAKFAST ROOM

11' 8" x 8' 4" (3.56m x 2.54m) Upvc double glazed window to rear aspect with outlook over the garden. Modern fitted kitchen with range of base, wall and drawer units in high gloss cream finish. Roll-edge worktop with tiled surround and inset composite sink. Integral electric oven and gas hob with extractor hood over. Integral fridge and washing machine. Radiator. Matching wall unit housing gas boiler. Tile effect laminate floor. Matching breakfast bar.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to first floor landing. Hatch to loft space. Upvc double glazed window to side aspect. Door to airing cupboard housing the hot water tank and shelving. Doors to bedrooms and bathroom.

BEDROOM 1

12' 7" x 11' 1" (3.84m x 3.38m) (max - to back of wardrobes) Light and spacious master bedroom with Upvc double glazed window to rear aspect and outlook over the gardens. Radiator. Triple mirror sliding doors to large built-in wardrobe complete with hanging rail and shelf. TV point. Arch doorway to en-suite shower room.

EN-SUITE

5' 5" x 2' 9" (1.65m x 0.84m) Upvc double glazed window to rear aspect with obscure glass. Modern white suite comprising; corner hand wash basin and glass folding door to shower enclosure with mixer shower. Extractor fan. Shaving point.

BEDROOM 2

11' 0" x 9' 8" (3.35m x 2.95m) (max) Further spacious double bedroom with Upvc double glazed window to front aspect. Mirror sliding doors to built-in wardrobe complete with hanging rail and shelf. Radiator.

BEDROOM 3

8' 9" x 7' 6" (2.67m x 2.29m) Good sized third bedroom with Upvc double glazed window to front aspect. Radiator.

BATHROOM

6' 2" x 6' 0" (1.88m x 1.83m) Upvc double glazed window to rear aspect with obscure glass. Modern white suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround, glass shower screen and electric shower. Extractor fan. Tiled floor. Chrome ladder style radiator.

OUTSIDE

FRONT

Open front garden area laid to lawn and edged with a mature border of plants and shrubs. Tarmac driveway with parking for one vehicle leading to attached single garage. Path to front door.

GARAGE

17' 0" x 8' 5" (5.18m x 2.57m) Up and over door to single garage with light and power. Eaves storage. Part glazed pedestrian door to rear garden.

REAR GARDEN

Lovely split level south facing rear garden featuring; paved patio and decked area adjoining the rear of the property with steps up to a further garden area laid to gravel and edged with borders stocked with an abundance of mature plants and shrubs.

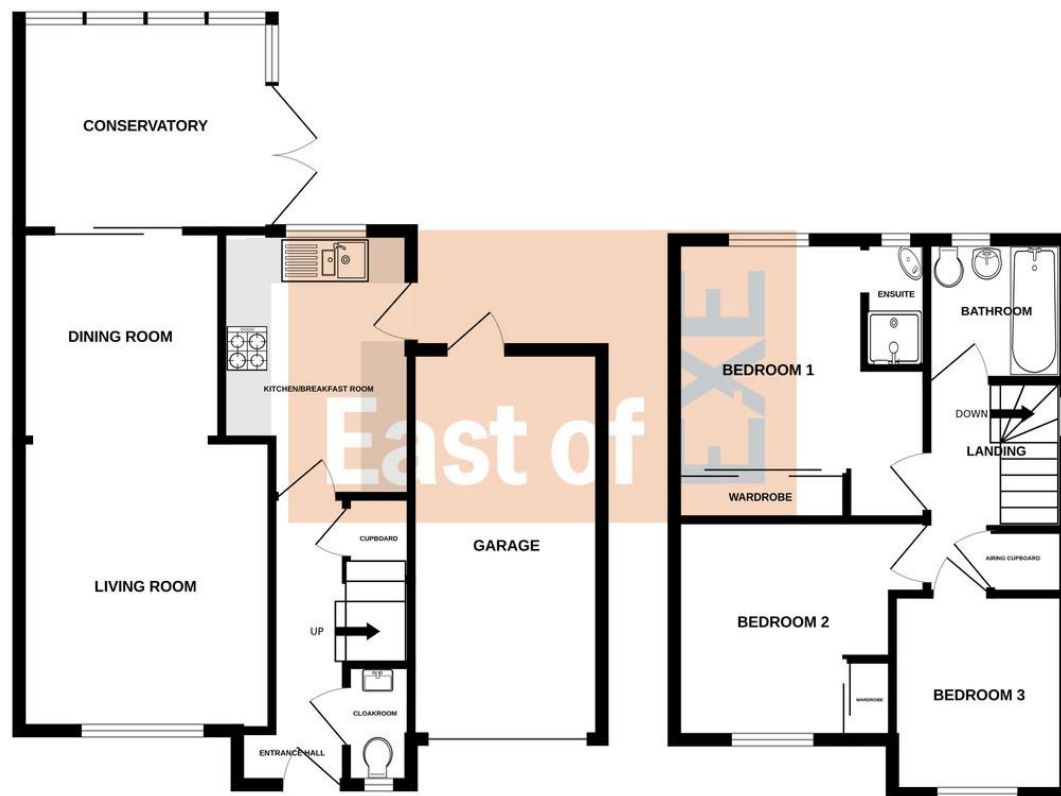
AGENTS NOTES:

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



GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		



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