



West of 

Old Quarry Drive
Exminster £480,000

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Superb and beautifully presented extended detached home offers four double bedrooms situated in a tucked away location with parking, and a garage. The ground floor boasts a spacious living room, a separate study, a convenient cloakroom, and a stunning open-plan kitchen/dining/family room complemented by a utility room. Upstairs, the first floor hosts three generous double bedrooms, including a second bedroom with en-suite, alongside a stylish modern bathroom. The top floor presents an impressive retreat with a large double bedroom, full contemporary bathroom, and a large versatile landing area with multiple potential uses. Outside, the level rear garden provides excellent privacy with access from both front and back. To the rear, residents benefit from additional parking and a single garage situated beneath a coach house.

Beautifully presented, extended detached house. | Four spacious double bedrooms | Large living room plus a separate study. | Ground floor cloakroom for convenience. | Stunning open-plan kitchen/dining/family room with utility room. | Bedroom 2 with en-suite | First floor modern bathroom | Impressive adult retreat with large bedroom, full bathroom, and versatile landing area. | Level rear garden with excellent privacy and access to front and rear. | Allocated parking and single garage located beneath a coach house.

PROPERTY DETAILS:

APPROACH

Part glazed composite front door to entrance hallway. Outside light.

ENTRANCE HALLWAY

Attractive entrance hallway with tiled floor and stairs to first floor. Upvc double glazed window to front aspect with obscure glass. Radiator. Telephone point. Doors to living room, study, kitchen/dining room and cloakroom.

LIVING ROOM

19' 6" x 11' 7" (5.94m x 3.53m) (max into bay window) Wonderful light and spacious living room with large Upvc double glazed bay window to front aspect. Two radiators. TV and telephone points.

STUDY

9' 2" x 6' 5" (2.79m x 1.96m) Useful additional room offering a multitude of uses with Upvc double glazed window to front aspect. Telephone point. Range of fitted shelving.

CLOAKROOM

6' 0" x 2' 9" (1.83m x 0.84m) Modern white suite comprising; low level w.c. and hand wash basin with tiled splashback. Extractor fan. Matching tiled floor.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM

25' 7" x 9' 9" (7.8m x 2.97m) (max) Wonderful open plan, light and spacious family space featuring;

KITCHEN/DINING ROOM

16' 2" x 9' 9" (4.93m x 2.97m) Attractive kitchen/dining room with Upvc double glazed window and Upvc double glazed french doors to the garden. Modern fitted Shaker style kitchen with a range of base, wall and drawer units in cream finish. Polished granite worktop with matching upstands and inset composite sink. Integral eye-level electric double oven and gas hob with extractor hood over, Integral dishwasher. Space for freestanding fridge/freezer. Matching tiled floor. Door to utility room. Opening through to the family room area....

FAMILY ROOM AREA

9' 5" x 8' 5" (2.87m x 2.57m) Light and spacious room with Upvc double glazed french doors and Upvc double glazed windows to rear with outlook over the garden, and double glazed glass roof with fitted blinds. Matching tiled floor. Wall lighting. Radiator. TV and telephone points.



UTILITY ROOM

6' 5" x 5' 7" (1.96m x 1.7m) Useful separate utility room with matching polished granite worktop with inset stainless steel sink, with space and plumbing under for washing machine and dryer. Matching base unit. Upvc part glazed door to garden. Radiator. Recess spots. Wall unit housing gas combi boiler.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to a large first floor landing with doors to bedrooms and bathroom. Doors to two under stair cupboards and further door to airing cupboard complete with shelving. Upvc double glazed window to rear aspect. Stairs to second floor.

BEDROOM 2

14' 7" x 11' 7" (4.44m x 3.53m) (max) Large double bedroom with Upvc double glazed window to front aspect. Radiator. TV and telephone points. Door to en-suite.

EN-SUITE

6' 2" x 6' 0" (1.88m x 1.83m) Modern en-suite with Upvc double glazed window to rear aspect with obscure glass. White suite comprising; low level w.c. and hand wash basin set in vanity unit with drawer under. Glass folding door to tiled shower enclosure with mixer shower and fixed head with further handset. Recess spotlights. Extractor fan. Shaver point. Quality wood effect flooring.

BEDROOM 3

13' 7" x 11' 0" (4.14m x 3.35m) (max) Further double bedroom with two Upvc double glazed windows to front aspect. Radiator. Built-in overstairs storage cupboard and shelving.

BEDROOM 4

10' 2" x 8' 6" (3.1m x 2.59m) (max) Double bedroom with Upvc double glazed window to rear aspect. Radiator.

BATHROOM

6' 2" x 6' 0" (1.93m x 1.68m) Upvc double glazed window to side aspect with obscure glass. Modern white suite comprising; low level w.c. and hand wash basin set in vanity unit with drawer under. Bath with tiled surround, mixer shower and further mixer tap with shower head attachment. Recess spotlights. Extractor fan. Shaver point. Large fitted mirror.

SECOND FLOOR

STAIRS/LANDING

Stairs from the first floor landing lead up to a large landing area offering a multitude of uses - dressing room, seating area etc. Two doors leading to an eaves storage area. TV point. Radiator. Two Upvc double glazed windows to side and rear aspect. Recess spotlights. Doors to bedroom and bathroom. Some height restriction.

BEDROOM 1

13' 2" x 11' 9" (4.01m x 3.58m) (max with some height restriction) Bright and spacious master bedroom with large Upvc double glazed window to rear aspect with outlook over the gardens and village beyond. Radiator. Recess spotlights. Power points with USB points. Door to eave storage. Double doors to large deep storage cupboard with light.

BATHROOM

11' 4" x 8' 6" (3.45m x 2.59m) (max with some height restriction) Beautifully presented bathroom with modern white suite comprising; low level w.c. and hand wash basin. Large double ended freestanding bath and glass folding door to tiled shower enclosure with electric shower, with fixed shower head and further handset. Chrome ladder style radiator. Recess spotlights. Quality wood effect flooring. Extractor fan. Recess spotlights. Two built-in storage cupboards.

OUTSIDE

FRONT

Gate leads into a enclosed front garden laid to lawn with flower border stocked with mature plants and shrubs. Path leading to front door and side access.

REAR GARDEN

Good sized level rear garden with a good deal of privacy featuring a paved patio adjoining the rear of the property leading onto a lawned garden area and raised decked terrace with wooden pergola - perfect for entertaining. Outside tap. Path leading to a rear access gate that leads out to a residents car park and garages.

PARKING AND GARAGE

The property has an allocated parking space located in the residents car park to the rear of the property and which also offers access to a garage located under a coach house.

AGENTS NOTES

The property is Freehold.
Council Tax Band: E - Teignbridge District Council
The garage is leasehold with a 999 year lease.





Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
www.epc4u.com		

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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