



West of 

Pridhams Way

Exminster Offers in excess of £500,000

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Exminster O.I.E.O. £500,000

Welcome to this beautifully presented four-bedroom detached home, tucked away in one of the village's most sought-after spots. With easy access to local shops, Exeter, the coast, and Dartmoor, it's ideally placed for both daily life and weekend adventures. Step inside to a light-filled living room with a feature bay window, a separate dining room for family meals or entertaining, and a modern kitchen/breakfast room with utility and cloakroom. Upstairs, four generous double bedrooms await, including a master with en-suite, plus a sleek family bathroom. Outside, the garden is made for enjoying. A paved patio with a charming wooden pergola is perfect for summer evenings, while steps lead to a lawn surrounded by colourful planting — a lovely spot for children to play or simply unwind. The front offers driveway parking, an integral garage, and an open lawned garden.

Attractive detached village home | Four double bedrooms |
Light and spacious living room | Separate dining room |
Modern kitchen/breakfast room and utility room | Downstair
cloakroom | Master bedroom with en-suite | Modern
bathroom | South facing rear garden | Off road parking and
garage

PROPERTY DETAILS:

APPROACH

Covered entrance porch. Part glazed Upvc double glazed door to entrance hallway. Outside light.

ENTRANCE HALLWAY

L'shape entrance hallway with doors leading to living room, dining room and cloakroom. Doorway to kitchen/breakfast room. Stairs to first floor. Quality wood effect laminate flooring. Door to useful storage cupboard.

LIVING ROOM

16' 4" x 11' 8" (4.98m x 3.56m) (max) Light and spacious living room with large feature bay window to front aspect. Two radiators. Feature fireplace with ornate mantle and marble effect inset and hearth, with fitted coal effect gas fire. TV and telephone points. Wall lighting.

KITCHEN/BREAKFAST ROOM

14' 4" x 8' 6" (4.37m x 2.59m) (max) Bright and modern kitchen/breakfast room with Upvc double glazed window to rear aspect with outlook over the garden. Fitted Shaker style kitchen with range of base, wall, and drawer units in white finish. Polished granite worktop with inset composite sink. Integral eye-level electric double oven and gas hob with extractor hood over. Integral dishwasher. Space for slot-in large fridge/freezer. Concealed worktop lighting. Radiator. Matching polished granite breakfast bar area. Quality tile effect laminate flooring. Glass panel door to utility room.

UTILITY ROOM

9' 1" x 4' 8" (2.77m x 1.42m) (max) Matching base and wall units to kitchen with matching polished granite worktop with inset composite sink. Wall mounted gas boiler. Matching flooring. Part glazed Upvc door to garden. Door to cloakroom.



CLOAKROOM

4' 9" x 3' 0" (1.45m x 0.91m) 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 cupboard under. Radiator. Matching tile effect flooring.

DINING ROOM

10' 3" x 9' 3" (3.12m x 2.82m) Spacious dining room with Upvc double glazed french doors opening onto the garden. Radiator.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to spacious first floor landing. Upvc double glazed window to side aspect on half landing. Hatch to part boarded loft space with light and pull-down ladder. Door to useful storage cupboard complete with shelving. Further door to airing cupboard housing the hot water tank and shelving. Doors to bedrooms and bathroom.

BEDROOM 1

15' 2" x 11' 7" (4.62m x 3.53m) (max) Large master bedroom with Upvc double glazed window to front aspect. Radiator. Double doors to built-in wardrobe complete with hanging rail and shelf. TV point. Door to en-suite.

EN-SUITE

6' 8" x 5' 1" (2.03m x 1.55m) (max) Attractive fully tiled en-suite with modern white suite comprising; low level w.c., pedestal hand wash basin and glass folding door to tiled shower enclosure with mixer shower. Recess spotlights. Chrome ladder style radiator. Extractor fan. Upvc double glazed window to side aspect with obscure glass.

BEDROOM 2

12' 8" x 8' 7" (3.86m x 2.62m) Spacious double bedroom with Upvc double glazed window to rear aspect. Radiator.

BEDROOM 3

10' 8" x 10' 3" (3.25m x 3.12m) Further spacious double bedroom with Upvc double glazed window to rear aspect with outlook over the garden. Radiator. Sliding mirror doors to built-in wardrobe complete with hanging rail and shelf.

BEDROOM 4

9' 7" x 8' 4" (2.92m x 2.54m) (max) Fourth double bedroom with Upvc double glazed window to front aspect. Radiator.

BATHROOM

9' 5" x 6' 8" (2.87m x 2.03m) (max) Upvc double glazed window to rear aspect with obscure glass. Modern white suite comprising; low level w.c., hand wash basin and P shape bath with tiled surround, glass shower screen and mixer shower. Part tiled walls. Recess spotlights. Extractor fan. Shaver point.

OUTSIDE

FRONT

Open front garden area laid to lawn and edged with borders stocked with a range of mature plants and shrubs. Tarmac driveway offering parking for two vehicles leading to integral garage.

GARAGE

16' 7" x 8' 0" (5.05m x 2.44m) (max) Up and over door to integral garage with light and power.

REAR GARDEN

Attractively landscaped split level garden with large paved patio area adjoining the rear of the property with fitted wooden pergola. Steps lead up to a further garden area laid to lawn and edged with borders stocked with a range of mature plants and shrubs. Outside tap. Path to gated front access.

AGENTS NOTES:

The property is Freehold.

Council Tax Band: E - Teignbridge District Council



GROUND FLOOR

1ST FLOOR



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		
(55-68) D	67	75
(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		

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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