

1 Berrybrook Meadow, Exminster, Exeter, EX6 8UB



A beautifully presented three bedroom detached family home situated on a corner plot in a popular Exminster location. With accommodation comprising entrance hall, cloakroom, lounge, dining room, kitchen, three first floor bedrooms, master with ensuite shower room, family bathroom, gym/study, enclosed rear garden, garage and off road parking for three vehicles.

Offers in the Region of £425,000 Freehold DCX02415

1, Berrybrook Meadow, Exminster, Exeter, EX6 8UB

THE ACCOMMODATION COMPRISES:

Entrance Hall

Access via part frosted composite front door with doors to the lounge, kitchen and cloakroom. Turning staircase to the first floor landing. Wood effect flooring, cove ceiling and radiator.

Cloakroom

Front aspect frosted uPVC double glazed window. Low level WC, pedestal wash hand basin, part tiled walls, dado rail and radiator.

Lounge 14' 11" x 11' 4" (4.557m x 3.451m)

Front aspect uPVC double glazed bay window. Gas flame effect fireplace with tiled surround and half, television point, telephone point, cove ceiling and radiator. Archway through to the dining room.



Dining Room 10' 10" x 8' 10" (3.307m x 2.697m)

Rear aspect uPVC sliding doors lead to patio and rear garden, cove ceiling, radiator, telephone point and door through to the kitchen.



Kitchen 10' 10" x 9' 2" (3.302m x 2.784m)

Rear aspect uPVC double glazed window with a view over the rear garden. Beautifully fitted range of eye and base level units with stainless steel sink and a half with mixer tap and single drainer. Roll edge work surfaces, part tiled walls, integrated oven and hob with extractor fan above. Plumbing for washing machine, further appliance space, built in storage cupboard. Wood effect flooring, radiator and part frosted door leads to the side of the property.



First Floor Landing

Side aspect uPVC double glazed window and doors to bedroom one, bedroom two, bedroom three and bathroom. Access to loft void above.

Bedroom One 13' 2" x 11' 4" (4.025m x 3.464m)

Front aspect uPVC double glazed box bay window. Cove ceiling, radiator and door through to ensuite shower room.



Ensuite

Side aspect frosted uPVC double glazed window. Three piece white suite comprising fully enclosed shower cubicle, low level WC, pedestal wash hand basin, part tiled walls, shaver point, extractor fan, dado rail and radiator.



Bedroom Two 12' 7" x 11' 5" (3.844m x 3.472m)

Rear aspect uPVC double glazed window with view over the rear garden. Cove ceiling, telephone point and radiator.



Bedroom Three 8' 11" x 6' 11" (2.726m x 2.103m)

Rear aspect uPVC double glazed window with view over the rear garden, radiator.



Bathroom

Front aspect frosted uPVC double glazed window. Three piece white suite comprising panel enclosed bath with mixer tap and handheld shower above, low level WC, pedestal wash hand basin, shaver point, part tiled walls, airing cupboard with foam dip water tank, dado rail, tiled flooring and heated towel rail.



Rear Garden

Private enclosed rear garden with paved seating area, elevated decked area with shrub borders and mature trees, gated side access to the off road parking. Door through to the office and the back of the garage.



Office/ Gym 9' 4" x 8' 7" (2.855m x 2.607m)

Twin rear aspect frosted windows and rear aspect frosted door leads to rear garden. Cove ceiling, light and power.



Half Garage

With metal up and over door, off road parking for three vehicles to the side of the property.

Front of the property

Low maintenance front garden with pedestrian access to the front door. Shingle area and enclosed via a low level hedge.



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Blueprints 12/22

Energy performance certificate (EPC)

1. Main report Machine EPC type EPC RUS	Energy rating D	Valid until: 18 October 2029
		Certificate number: 9861-2883-4707-9591-1855

Property type	Detached house
Total floor area	87 square metres

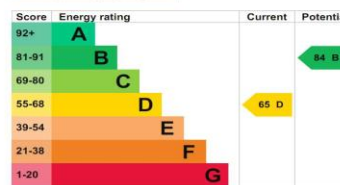
Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/430007/energy_rating_guidance.pdf) https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/430007/energy_rating_guidance.pdf

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/9861-2883-4707-9591-1855>

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Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Cooksleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.