



Connells

Brownlees
Exminster Exeter



Property Description

GUIDE PRICE £450,000 - £475,000

Set within the sought-after village of Exminster, this impressive four-bedroom detached home occupies a desirable corner plot and is presented in immaculate condition throughout-a true credit to the current owners, who have cherished the property since new.

The accommodation is beautifully maintained and thoughtfully arranged, offering spacious and light-filled living areas ideal for both family life and entertaining. Each room reflects the care and attention invested over the years, creating a home that is ready to move straight into.

Externally, the property truly stands out. The generous corner plot provides a larger-than-average garden, featuring a substantial patio area perfect for outdoor dining and relaxation, alongside a well-kept lawn. The garden enjoys a sunny aspect and has been attractively landscaped, offering a wonderful private space to unwind or host guests.

This is a rare opportunity to acquire a meticulously cared-for home in a popular location, combining excellent presentation with generous outdoor space.

Entrance Hall

Double glazed obscured door to front, wall mounted radiator.

Downstairs WC

Double glazed obscured front aspect window, low level toilet, wash hand basin with cupboards below, tiling, heated towel rail.

Living Room

Double glazed front aspect window, wall mounted radiator, archway to...

Dining Room

Double glazed patio doors to rear, wall mounted radiator.

Kitchen

Double glazed obscured side aspect window, double glazed rear aspect window, wall and base units, work surfaces, sink unit, electric oven, electric induction hob with extractor over, built-in microwave, plumbing for washing machine, built-in dish washer, tiling, storage cupboard.

Landing

Double glazed side aspect window, pull down ladder for access to loft.

Bedroom 1

Double glazed rear aspect window, wall mounted radiator.

Bedroom 2

Double glazed rear aspect window, wall mounted radiator.

Bedroom 3

Double glazed front aspect window, wall mounted radiator.

Bedroom 4

Double glazed front aspect window, built-in cupboards with hanging space and shelves, wall mounted radiator.

Shower Room

Double glazed obscured side aspect window, shower cubicle with mains shower, tiling, low level toilet, wash hand basin with cupboards below, spotlights, heated towel rail.

Rear Garden

Patio area, lawn, outside tap, all enclosed by fencing, shrubs, further patio, power.

Parking

Garage with electric up and over door, power and light. Driveway parking.

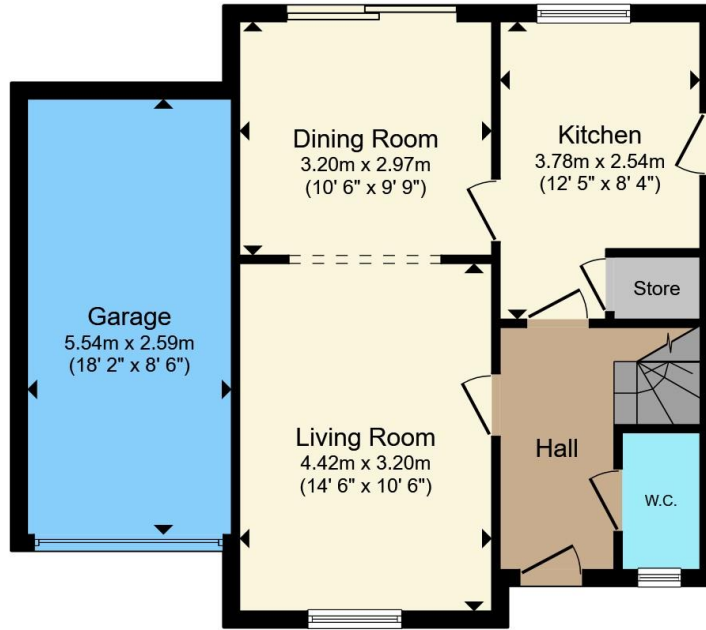
Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

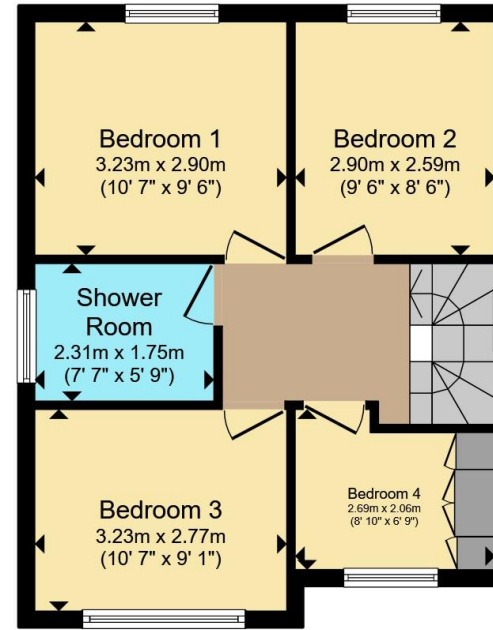








Ground Floor



First Floor

Total floor area 99.6 m² (1,072 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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8-9 South Street
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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/EXR317739



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