

Aboveway

Exminster £390,000

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Situated within a popular village location, this attractive three-bedroom semi-detached property offers spacious and versatile accommodation, together with the added benefit of two separate garden areas, a substantial detached double garage and ample off-road parking. The property offers a wealth of appealing features, including a spacious open-plan living and dining room, The accommodation further benefits from a modern fitted kitchen, generously sized conservatory and a convenient ground-floor shower room. To the first floor are three well-proportioned bedrooms, complemented by a wet-room-style shower room.
Offering generous accommodation, versatile living space and excellent outside facilities, this property presents a fantastic opportunity for a range of buyers. Chain Free.

Attractive semi detached village home | Three generous sized bedrooms | Spacious open-plan living and dining accommodation. | Modern fitted kitchen | Large conservatory | Ground-floor shower room and first-floor wet-room-style shower room. | Two separate rear garden areas – an unusual and attractive feature. | Large detached double garage and ample parking | Good access to all village amenities | Chain Free

LOCATION
Exminster is a popular and well-established village situated approximately four miles south of Exeter, offering an appealing blend of village life, beautiful surrounding countryside and convenient access to the city.

The village provides a good range of local amenities, including convenience stores, a post office, pharmacy, traditional pubs and community facilities. For those who enjoy the outdoors, the nearby Exminster Marshes and Exe Estuary offer wonderful opportunities for walking, cycling, birdwatching and enjoying the surrounding Devon countryside.

There is also easy access to the historic Exeter Ship Canal, while the nearby coastal towns and beaches of Dawlish and Exmouth provide further opportunities for leisure and days out.

Exminster is well connected, with regular bus services into Exeter and surrounding towns, as well as convenient access to the A379, M5 and wider road network.

Combining a friendly village atmosphere, excellent access to local amenities and beautiful natural surroundings, Exminster remains a highly desirable location for those looking to enjoy the best of Devon living.

PROPERTY DETAILS:

APPROACH
Covered entrance canopy. Upvc part glazed door to entrance hallway.

ENTRANCE HALLWAY
Traditional style entrance hallway with stairs to first floor. Radiator. Door to understair storage cupboard. Upvc glazed door to kitchen.







KITCHEN
12' 0" x 6' 9" (3.66m x 2.06m) Bright kitchen with two Upvc double glazed windows to side aspect. Upvc glazed door to the conservatory and glass panel door to the dining room. Modern fitted kitchen with range of base, wall and drawer units in a 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 dishwasher. Matching wall cupboard housing the gas boiler.

DINING ROOM
12' 2" x 11' 0" (3.71m x 3.35m) (max) Spacious dining room with Upvc double glazed window to rear aspect and outlook over the conservatory. Quality wood flooring. TV point. Fireplace with tiled hearth. Opening through to the living room.

LIVING ROOM
12 ' 1" x 11' 4" (3.68m x 3.45m) Further light and spacious room with large Upvc double glazed window to front aspect. Radiator. TV and telephone points. Feature fireplace with fitted wood burning stove on a slate hearth with ornate polished mantle. Matching quality wood flooring.

CONSERVATORY
13' 9" x 7' 6" (4.19m x 2.29m) Large Upvc constructed conservatory on block plinth with windows to side and rear aspect, and large french doors to garden. Tiled floor. Space and plumbing for washing machine. Two Velux ceiling windows. Door to shower room.

SHOWER ROOM
7' 6" x 4' 3" (2.29m x 1.3m) Upvc double glazed window to rear aspect with obscure glass. White suite comprising; low level w.c., hand wash basin set in vanity unit with cupboards and drawers under, and glass sliding door to large walk-in tiled shower enclosure with mixer shower. Extractor fan.

FIRST FLOOR

STAIRS/LANDING
Stairs from entrance hallway to first floor landing with Upvc double glazed window to side aspect. Hatch to loft space with pull-down ladder. Doors to bedrooms and wet room.

BEDROOM 1
12' 8" x 12' 4" (3.86m x 3.76m) (max) Wonderful light and spacious master bedroom with large Upvc double glazed window to front aspect with some views over the village towards the marshland and Topsham. Radiator. TV point.

BEDROOM 2
12' 1" x 10' 9" (3.68m x 3.28m) (max) Further spacious double bedroom with Upvc double glazed window to rear aspect and outlook over the gardens and countryside beyond. Radiator. Folding door to airing cupboard complete with shelving and radiator. TV point.

BEDROOM 3
8' 9" x 7' 1" (2.67m x 2.16m) (max) Good sized third bedroom with Upvc double glazed window to rear aspect and outlook over the gardens and countryside beyond. Radiator. TV point.

WET ROOM
7' 6" x 7' 4" (2.29m x 2.24m) (max) Upvc double glazed window to rear aspect with obscure glass. White suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under and wet room style shower enclosure with glass doors and electric shower. Part tiled walls. Radiator. Extractor fan. Overstair alcove with deep shelf.

OUTSIDE

FRONT
Gated front entrance with steps and path to front door with lawned garden areas either side. Path to side access.

REAR GARDENS
The property benefits from two garden areas divided by a communal alleyway access for the residents of Aboveway. The first garden area adjoins the rear of the property and is a low maintenance garden laid mainly to paving with small timber decked terrace. Two garden sheds. Gate leading to rear access alley.

The second garden is located across the alleyway and behind the garage - currently in need of works but another good garden space.

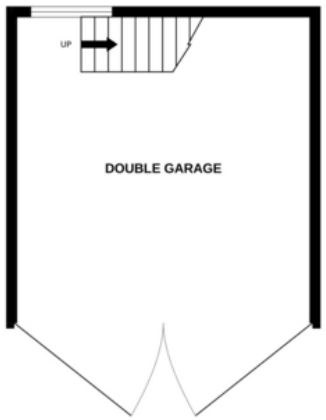
DOUBLE GARAGE AND PARKING
16' 8" x 16' 4" (5.08m x 4.98m) Double doors open to a large detached double garage/workshop with window to rear and steps leading up to an upper floor space with parking in front for up to three vehicles.







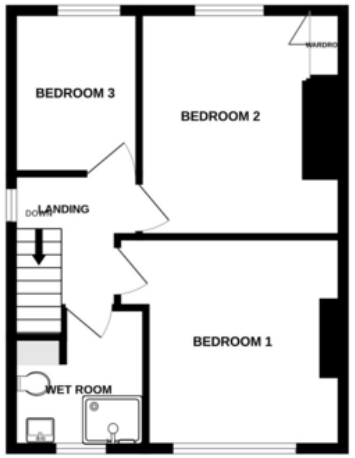
GROUND FLOOR





1ST FLOOR

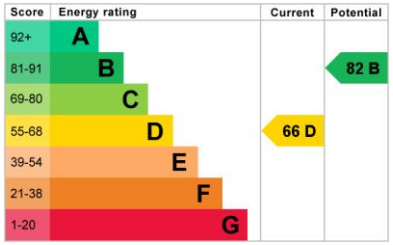




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