



West of 

Sentrys Orchard

Exminster

Guide Price £530,000 - £540,000

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A beautifully presented and spacious four double bedroom detached family home, ideally situated in the sought after village of Exminster. Light and airy throughout, the property features a generous living room and an impressive open plan kitchen/dining/family room with french doors opening onto a superb landscaped garden. Further benefits include a large single garage, driveway parking and a generous plot. Ideally located for easy access to Exeter, the M5, A38, beaches and Dartmoor. An exceptional family home that must be viewed!

Beautiful detached family home | Four generous double bedrooms | Light and spacious accommodation throughout | Impressive kitchen/dining/family room | Large living room ideal for entertaining | Beautifully landscaped enclosed garden | Large single garage and driveway parking | Sought after village location in Exminster | Excellent access to all village amenities, city of Exeter and more | Must be viewed

APPROACH

Covered entrance canopy. Composite front door to entrance hallway. Outside light.

ENTRANCE HALLWAY

Attractive and spacious entrance hallway with tiled floor. Stairs to first floor. Radiator. Door to deep understair cupboard. Doors to living room, study, cloakroom/utility and kitchen.

STUDY

8' 2" x 6' 6" (2.49m x 1.98m) Useful room which offers a multitude of uses including a fifth bedroom with Upvc double glazed window to front aspect. Radiator. TV and telephone points.

CLOAKROOM/UTILITY

6' 2" x 5' 7" (1.88m x 1.7m) Upvc double glazed window to side aspect with obscure glass. Range of base and larder units matching kitchen units with roll-edge worktop and integrated washing machine. Matching tiled floor. Modern white suite comprising; low level w.c. and hand wash basin. Extractor fan. Radiator.

LIVING ROOM

14' 7" x 11' 5" (4.44m x 3.48m) (plus bay window) Wonderful light and spacious double aspect room with large Upvc double glazed bay window to front aspect and further Upvc double glazed window to side. Radiator. TV and telephone points. Glass panel doors opening to the kitchen/dining room.

KITCHEN/DINING/FAMILY ROOM

25' 2" x 10' 3" (7.67m x 3.12m) Superbly spacious open plan kitchen/dining/family room area with Upvc double glazed window to rear aspect and large Upvc french doors opening onto the rear garden. Modern fitted Shaker Style kitchen with excellent range of base, wall and drawer units in a light Sage colour finish. Roll-edge worktop with matching upstands and inset stainless steel sink. Integral eye-level electric double oven and 5 ring gas hob with extractor hood over. Integral dishwasher. Concealed worktop lighting. Recess spotlights. Matching tiled floor. Radiator



FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to spacious first floor landing. Hatch to loft space. Door to airing cupboard complete with hot water tank and shelf. Doors to bedrooms and bathroom.

BEDROOM 1

13' 8" x 11' 5" (4.17m x 3.48m) (max - plus bay window) Beautiful light and spacious master bedroom with Upvc double glazed bay window to front aspect. Sliding mirror doors to built-in double wardrobe complete with hanging rail and shelf. Radiator. TV point. Door to en-suite.

EN-SUITE

7' 1" x 5' 0" (2.16m x 1.52m) Modern white suite comprising; low level w.c., hand wash basin and glass sliding door to large tiled shower enclosure with mixer shower. Extractor fan. Shaver point. Ladder style radiator. Recess spotlights. Tiled floor.

BEDROOM 2

12' 4" x 9' 2" (3.76m x 2.79m) (plus wardrobe) Further large double bedroom with Upvc double glazed window to rear aspect, Radiator. Mirror sliding doors to built-in double wardrobe complete with hanging rail and shelf.

BEDROOM 3

11' 0" x 10' 2" (3.35m x 3.1m) (max) Large double bedroom with Upvc double glazed window to front aspect. Radiator.

BEDROOM 4

10' 6" x 8' 2" (3.2m x 2.49m) Double bedroom with Upvc double glazed window to rear aspect. Radiator. TV and telephone points.

BATHROOM

6' 9" x 6' 3" (2.06m x 1.91m) Generous sized bathroom with Upvc double glazed window to side aspect with obscure glass. Modern white suite comprising; low level w.c., hand wash basin and bath with tiled surround, glass screen and mixer shower. Recess spotlights. Extractor fan. Ladder style radiator. Tiled floor,

OUTSIDE

FRONT

Small front garden area partly enclosed with wall and railings and laid to gravel. Path to front door.

REAR GARDEN

An exceptional landscaped rear garden, thoughtfully designed to create the perfect balance of style, relaxation and family living. Featuring an expansive all-weather lawn, maturing planting, a secluded sunken entertaining terrace and generous patio, this impressive outdoor space offers superb privacy and is ideal for everything from childrens games to summer gatherings. Beautifully presented and wonderfully low maintenance, it provides a seamless extension of the homes living space throughout the year. Outside tap and power point.

GARAGE

18' 6" x 8' 8" (5.64m x 2.64m) Up and over door to large attached single garage with light and power, eaves storage and pedestrian part glazed door to the rear garden.

AGENTS NOTES:

To the best of the Vendors knowledge they have advised the following:

Tenure: Freehold

Council Tax Band : E

Council: Teignbridge District Council

Parking: Driveway parking for one vehicle and large single garage - also parking bay in front of property

Garden: Enclosed generous garden

Electricity: Mains

Gas: Mains

Heating: Gas central heating

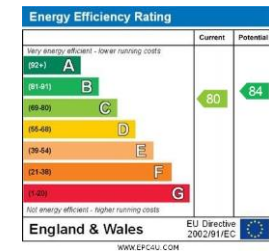
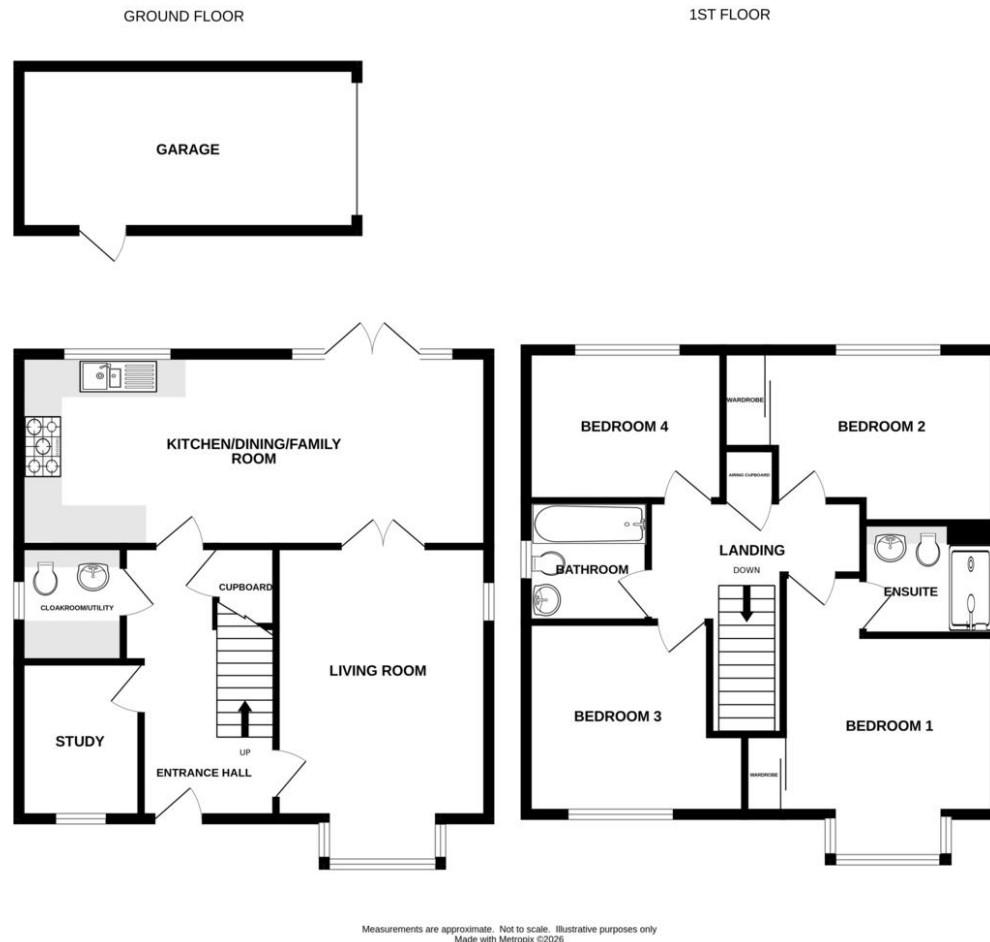
Water: Mains

Sewerage: Mains

Broadband: Standard - Highest available download speed is 19 Mbps and the Highest available upload speed is 1 Mbps, plus faster speeds available at additional cost.

Mobile Coverage: Various mobile networks available at this property.





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