



West of 

Milbury Farm Meadow  
Exminster £325,000

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An attractive modern detached home is ideally located in the highly sought-after village of Exminster. The property offers three generous double bedrooms and a bright, spacious open-plan layout combining living, dining, and kitchen areas—perfect for contemporary living. The home features a stylish, modern fitted kitchen and bathroom, along with a beautifully landscaped, low-maintenance rear garden. Additional benefits include two allocated parking spaces and excellent access to local village amenities, as well as convenient links to the city of Exeter, the coast, and Dartmoor.

Attractive modern detached house | Three double bedrooms | Light and spacious open plan living, dining and kitchen space | Modern fitted kitchen | Downstairs cloakroom | Modern bathroom | Enclosed landscaped low maintenance rear garden | Allocated parking for two vehicles | Perfect first home or investment property | Must be seen!

## APPROACH

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

## ENTRANCE HALLWAY

Light and spacious entrance hallway with Upvc double glazed window to front aspect. Quality LVT wood effect flooring. Radiator. Coat hanging space. Doors to living room and cloakroom.

## CLOAKROOM

Modern white suite comprising; low level w.c. and pedestal hand wash basin. Radiator. Matching quality LVT flooring. Extractor fan.

## OPEN PLAN LIVING/DINING/KITCHEN SPACE

24' 7" x 17' 6" (7.49m x 5.33m) (max) Wonderful light and spacious room with Upvc double glazed windows to front and rear aspect, plus Upvc double glazed french doors to the garden. Three radiators. TV and telephone points. Stairs to first floor. Opening through to the kitchen area.

## KITCHEN

11' 6" x 6' 9" (3.51m x 2.06m) (max) Upvc double glazed window to front aspect. Modern fitted kitchen with range of base, wall and drawer units in high gloss deep red finish and wood trim. Roll-edge worktop



with matching upstand and inset stainless steel sink. Integral electric oven and gas hob. with stainless steel splash panel and modern extractor hood over. Integral fridge/freezer and washing machine. Plumbing in place for dishwasher. Matching quality LVT wood effect flooring.

## FIRST FLOOR

### STAIRS/LANDING

Stairs from living room to a light and spacious first floor landing with two Upvc double glazed windows to front aspect. Hatch to loft space. Door to large storage cupboard complete with shelf. Doors to bedrooms and bathroom.

### BEDROOM 1

12' 8" x 10' 6" (3.86m x 3.2m) (max) Spacious main bedroom with Upvc double glazed window to rear aspect. TV and telephone points. Radiator.

### BEDROOM 2

11' 10" x 8' 6" (3.61m x 2.59m) (plus door recess) Further spacious double bedroom with two Upvc double glazed windows to rear aspect with outlook over the garden. Radiator.

### BEDROOM 3

12' 0" x 6' 8" (3.66m x 2.03m) Double bedroom with Upvc double glazed window to front aspect and outlook over the central green area. Radiator.

### BATHROOM

8' 3" x 5' 2" (2.51m x 1.57m) Modern bathroom with white suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround, glass screen and mixer shower. Shaver point. Extractor fan. Ladder style radiator.

## OUTSIDE

### FRONT

Small front garden area edged with mature hedgerow and laid to slate chippings. Path to front door and further path to side access gate.

### REAR GARDEN

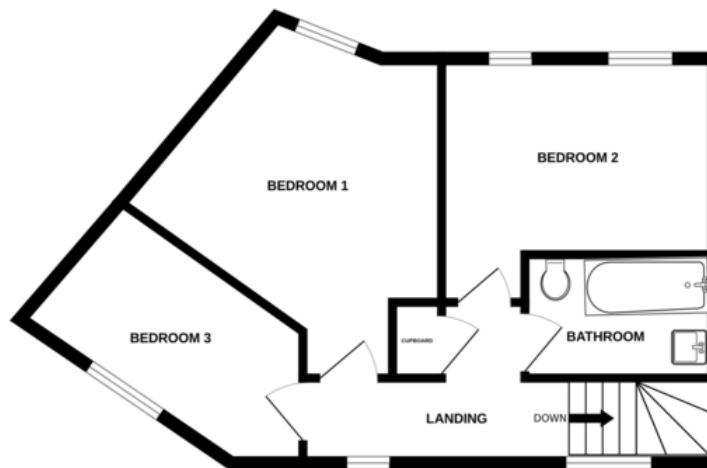
Step into a beautifully designed, low-maintenance garden that perfectly complements modern living. This stylish outdoor space features a striking central palm tree set within a contemporary landscaped bed, surrounded by attractive paving that creates a clean and cohesive finish. The garden offers a generous patio area ideal for outdoor dining and entertaining, with ample space for seating. Thoughtfully planted borders with ornamental grasses and shrubs add texture and year-round interest, while the secure timber fencing provides privacy and a sense of seclusion. Positioned alongside the property's smart red-brick exterior, this garden is both practical and visually appealing-perfect for relaxing in the warmer months or hosting guests with ease.



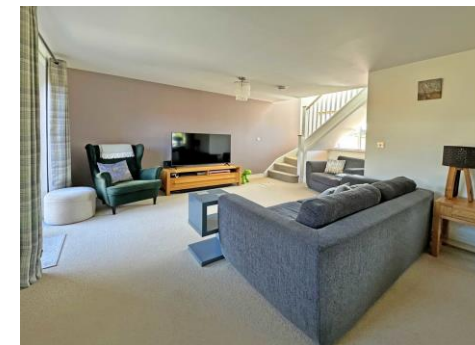
GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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EPC GRAPH

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