



A modern and beautifully presented two double bedroom semi-detached home, ideally located in the highly sought-after village of Exminster, offering convenient access to a wide range of local amenities. This attractive property boasts a contemporary kitchen, a spacious open-plan living/dining room, two well-proportioned double bedrooms, and a stylish modern bathroom. Outside, the home benefits from a delightful enclosed south-facing garden, along with an allocated parking space to the rear. An ideal purchase for first-time buyers or investors alike.

Old Quarry Drive
Exminster O.I.E.O. £249,950

West of 

Old Quarry Drive Exminster O.I.E.O. £249,950

Modern semi detached house | Two double bedrooms | Light and spacious living/dining room | Modern fitted kitchen | Downstair cloakroom | Modern bathroom | Enclosed south facing rear garden | Allocated parking space | Ideal first home or investment property | Must be seen!

APPROACH

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

ENTRANCE HALLWAY

Attractive entrance hallway with quality wood effect flooring. Radiator. Coat hanging space. Doors to living/dining room and cloakroom. Doorway to kitchen.

CLOAKROOM

5' 9" x 2' 7" (1.75m x 0.79m) Upvc double glazed window to front aspect with obscure glass. Modern white suite comprising; low level w.c. and hand wash basin with tiled splash back. Radiator. Extractor fan. Matching quality wood effect flooring.

KITCHEN

9' 3" x 6' 8" (2.82m x 2.03m) Upvc double glazed window to front aspect with outlook over an open green space. Modern Shaker style kitchen with range of base, wall and drawer units in wood effect finish. Roll-edge worktop with matching upstands and inset stainless steel sink. Integral electric single oven and hob with extractor hood over. Integral fridge/freezer. Space and plumbing for washing machine. Concealed worktop lighting. Matching wall unit housing a gas boiler.

LIVING/DINING ROOM

13' 9" x 13' 8" (4.19m x 4.17m) (max) Light and spacious living/dining room offering plenty of room for living and dining room furniture. Upvc double glazed window to rear aspect and Upvc double glazed french doors to garden. TV and telephone points. Radiator. Door to understair cupboard. Stairs to first floor.

FIRST FLOOR

STAIRS/LANDING

Stairs from the living/dining room lead up to the first floor landing. Hatch to a part boarded loft space with light. Doors to bedrooms and bathroom.

BEDROOM 1

13' 9" x 8' 5" (4.19m x 2.57m) (max to back of wardrobes) Spacious double bedroom with two Upvc double glazed windows to rear aspect with outlook over the garden. Radiator. TV and telephone point. Range of built in bedroom furniture including wardrobes, vanity unit and drawers.

BEDROOM 2

13' 9" x 8' 0" (4.19m x 2.44m) (plus deep door recess) Further spacious double bedroom with two Upvc double glazed windows to front aspect. Radiator. Door to over stair cupboard complete with hanging rail and shelf. TV point.

BATHROOM

6' 9" x 6' 4" (2.06m x 1.93m) Modern white bathroom suite comprising; low level w.c., hand wash basin and bath with tiled surround, glass shower screen and electric shower. Tile effect laminate floor. Ladder style radiator. Recess spotlights. Extractor fan.

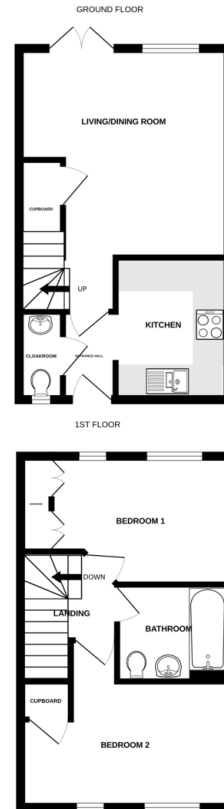
OUTSIDE

FRONT

Front garden area edged with mature hedgerow with path to front door and side gate access.

REAR GARDEN

A beautifully maintained enclosed rear garden enjoying a sunny south-facing aspect, designed for both relaxation and entertaining. Featuring a generous paved patio area ideal for outdoor dining, a well-kept lawn, mature planting, and a charming timber garden shed, the space offers a wonderful balance of practicality and style. Outside tap and power points. Steps lead up to a rear gated access leading to the allocated parking. A perfect private setting to enjoy throughout the day.



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2005

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken in the preparation of these sales particulars, they are for general guidance only. All measurements, descriptions and other details are approximate and should not be relied upon as statements of fact. Prospective purchasers must satisfy themselves, as to the accuracy of the information by inspection, measurement or otherwise. If inadvertently omitted or inaccurate details come to light after distribution, East and West of Exe reserves the right to withdraw, amend and reissue this brochure without notice or liability for any financial loss prior to exchange of contracts. East and West of Exe has no authority to make legal representations or warranties in relation to the property, including but not limited to boundaries, environmental matters, planning, building regulations and title matters, and cannot enter into any contract on behalf of the Vendor. All offers are subject to contract and the Vendor reserves the right to refuse any offer without giving reason. We do not accept responsibility for any expenses incurred by prospective purchasers at any stage of the transaction, in relation to properties that have been sold, let, or withdrawn. These particulars are prepared in accordance with the Consumer Protection from Unfair Trading Regulations (2008) and the Business Protection from Misleading Marketing Regulations (2008). Any material information known to the agent has been disclosed; however, buyers must make their own enquiries to confirm any details that are material to their purchasing decision.