



West of 

Oak Close

Exminster

£375,000

Oak Close

Exminster

£375,000

An attractive three bedroom detached home situated in a highly sought-after residential area of the village, offering excellent access to local amenities, the city of Exeter, coast, Dartmoor, and major road links. The accommodation comprises a spacious living room, a modern kitchen/dining room, and a bright conservatory overlooking the rear garden, plus a useful downstairs cloakroom. To the first floor are three well-proportioned bedrooms, including a master bedroom with en-suite, along with a contemporary family shower room. Externally, the property benefits from a lovely level enclosed rear garden, ideal for outdoor enjoyment and to the front, there is driveway parking for two to three vehicles and a detached garage. Chain Free

Attractive detached house | Three good sized bedrooms |
Bright and spacious living room | Kitchen/dining room with
modern fitted kitchen | Conservatory and downstairs
cloakroom | Master bedroom with en-suite | Modern
shower room | Enclosed well tended rear garden |
Detached single garage and driveway parking | Chain Free

APPROACH

Covered entrance canopy. Part glazed front door to entrance lobby.

ENTRANCE LOBBY

Small entrance lobby with doors to cloakroom and living room. Radiator. Coat hanging space.

CLOAKROOM

5' 6" x 3' 1" (1.68m x 0.94m) Modern white suite comprising; low level w.c. and hand wash basin set in vanity unit with cupboard under. Radiator. Upvc double glazed window to front aspect with obscure glass.

LIVING ROOM

15' 1" x 14' 2" (4.6m x 4.32m) (max) Light and spacious living room with Upvc double glazed window to front aspect. Stairs to first floor. Radiator. Feature fireplace with ornate mantle, marble effect inset and hearth, and fitted gas fire. TV and telephone points. Door to understair cupboard housing Worcester gas boiler. Door to kitchen/dining room.

KITCHEN/DINING ROOM

17' 5" x 9' 1" (5.31m x 2.77m) Window to rear aspect with outlook over the garden. Modern System 6 Shaker style kitchen with excellent range of base and wall units in combination of light green finishes. Wood effect worktop with matching upstands and inset stainless steel sink. Integral electric oven and gas hob with glass splash panel and extractor hood over. Space for freestanding fridge/freezer. Space and plumbing for washing machine. Matching breakfast bar with cupboards under. Radiator. Sliding patio door to conservatory.



CONSERVATORY

9' 8" x 8' 2" (2.95m x 2.49m) (max) Upvc constructed conservatory on brick plinth with Upvc double glazed windows to side and rear aspect, plus Upvc double glazed french doors opening onto the garden.

FIRST FLOOR

STAIRS/LANDING

Stairs from living room to first floor landing with window to side aspect. Hatch to part boarded loft space. Door to airing cupboard housing hot water tank and shelving. Doors to bedrooms and shower room.

BEDROOM 1

12' 3" x 10' 4" (3.73m x 3.15m) (max) Light and spacious master bedroom with window to rear aspect and outlook over the garden. Radiator. Built-in twin double wardrobes complete with hanging rails and cupboards over. Door to en-suite.

EN-SUITE

8' 0" x 3' 0" (2.44m x 0.91m) Window to side aspect with obscure glass. Modern white suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under and glass door to shower enclosure with mixer shower with large fixed shower head and further handset. Radiator. Extractor fan. Shaver point.

BEDROOM 2

10' 3" x 9' 0" (3.12m x 2.74m) (max) Further spacious double bedroom with Upvc double glazed window to front aspect. Radiator. Built-in triple wardrobe complete with hanging rails and shelving.

BEDROOM 3

9' 2" x 6' 9" (2.79m x 2.06m) Good sized third bedroom with Upvc double glazed window to rear aspect and outlook over the garden. Radiator.

SHOWER ROOM

6' 8" x 5' 8" (2.03m x 1.73m) Upvc double glazed window to front aspect with obscure glass. Modern white suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under and large walk-in shower enclosure with mixer shower, large fixed shower head and further handset. Chrome ladder style radiator. Extractor fan. Shaver point.

OUTSIDE

FRONT

Attractive open front garden laid to lawn and edged with deep border stocked with a variety of plants and shrubs. Tarmac driveway offering parking for two/three vehicles leading to the garage.

GARAGE

16' 8" x 8' 5" (5.08m x 2.57m) Up and over door to detached single garage with light and power. Eaves storage. Window to side and part glazed pedestrian door to garden.

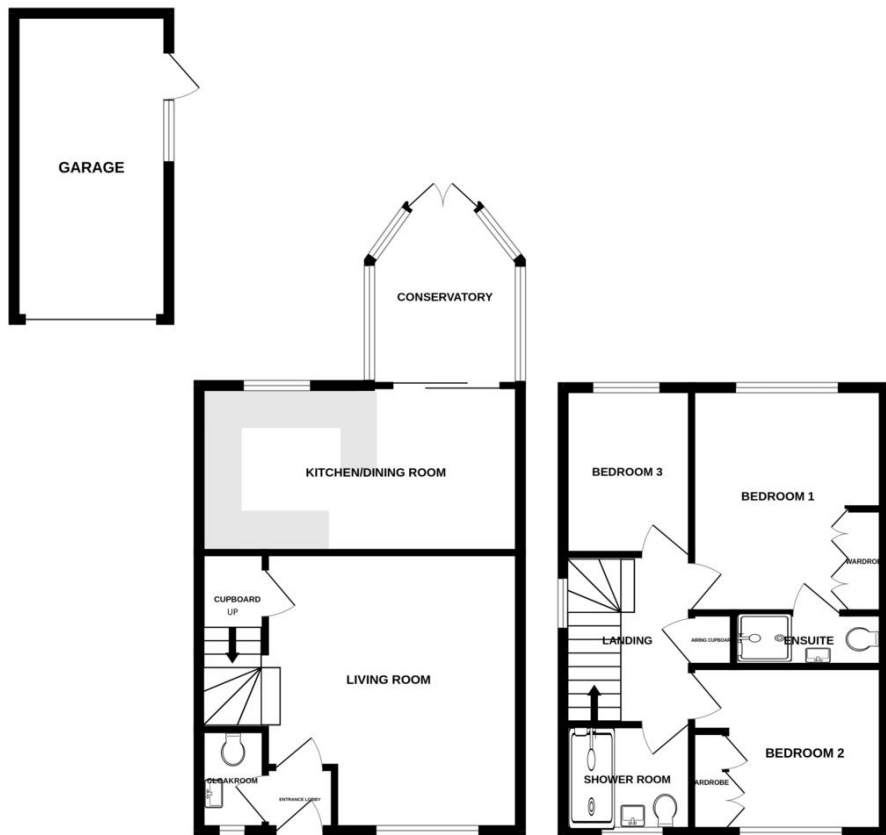
REAR GARDEN

Very pretty and generous sized level rear garden featuring; lawned garden edged with mature borders, and gravel pathway leading to side access gate and down through the garden. Further gravelled path leads around to a good sized side garden area. Outside tap.



GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2026



EPC TO FOLLOW

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.



EXETER OFFICE
 18 Southernhay West Exeter EX1 1PJ
 Tel: 01392 833999
 enquiries@eastofexe.co.uk
 www.eastofexe.co.uk

EAST DEVON OFFICE
 61 Fore Street Topsham Exeter EX3 0HL
 Tel: 01392 345070
 enquiries@eastofexe.co.uk
 www.eastofexe.co.uk

WEST OF EXE OFFICE
 Main Road Exminster EX6 8DB
 Tel: 01392 833999
 enquiries@westofexe.co.uk
 www.westofexe.co.uk

Registered in England no. 07121967