



naomi j ryan
estate agents



House - Detached



Bedrooms: 4



Bathrooms: 2



Receptions: 1



Gas Central Heating



Garage & Parking



Front & Rear



Council Tax Band: E

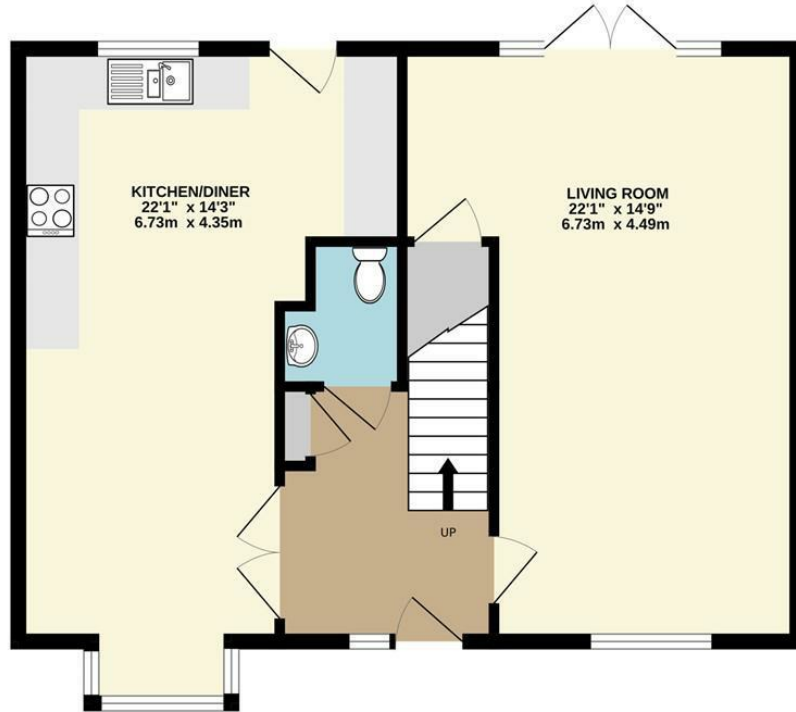
£425,000 Freehold

19 Old Quarry Drive,

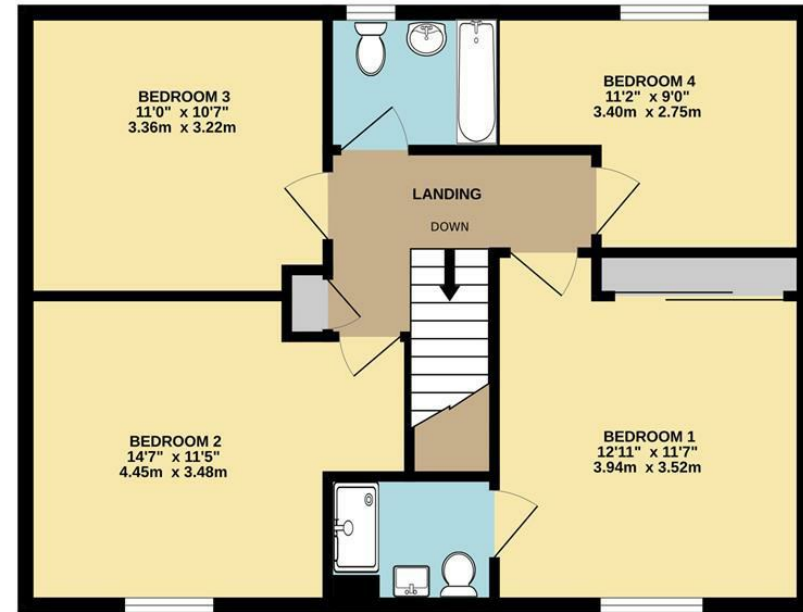
Exminster, Exeter, EX6 8FJ

www.naomijryan.co.uk

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SUMMARY

A fantastic opportunity to acquire this immaculately presented four-bedroom detached home, built by Bloor Homes and lovingly maintained by its original owner since new, occupying a desirable position within the sought-after village of Exminster.

Located approximately four miles south-west of the cathedral city of Exeter, Exminster offers a thriving village community with an excellent range of amenities, including highly regarded primary schools, a Post Office, village church, public houses, local shops, a Tesco Metro, petrol station, and both dental and medical practices.

Beautifully presented throughout, the spacious and thoughtfully arranged accommodation comprises an inviting entrance hall, ground floor cloakroom, a modern fitted kitchen/dining room with attractive bay window, and a generous dual-aspect living room, both enjoying an abundance of natural light. Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a contemporary family bathroom.

Outside, the property enjoys a fully enclosed and level rear garden, thoughtfully designed with a paved patio and lawned area, creating an ideal space for outdoor dining, entertaining and family enjoyment. The property also offers an electric vehicle charging point mounted to the side elevation. An allocated parking space is located immediately beyond the rear garden gate. Further enhancing practicality, a single garage situated beneath a coach house can be found nearby, providing valuable additional storage and secure parking.

Offering spacious, turnkey accommodation in a highly desirable village setting, this exceptional home is sure to appeal to a wide range of buyers. Early internal viewing is highly recommended.



MATERIAL INFORMATION

Construction notes: Brick

Heating: Gas Central Heating

Utilities: The property is connected to mains water, sewerage, electricity and gas.

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. <https://checker.ofcom.org.uk>

ESTATE MANAGEMENT FEE

Approximately £280 per annum.

REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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