Milbury Farm Meadow

Exminster

Guide Price: £400,000 to £425,000

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Superb four double bedroom detached home within the sought after village of Exminster. This wonderful modern property offers well balanced and spacious accommodation over three floors combining modern living with a peaceful outlook over green space. The property features a large open plan living. dining and kitchen space leading onto a conservatory, master bedroom with en-suite, and tastefully landscaped garden, plus also benefitting from two parking spaces and a garage. An ideal modern family home.

Superb detached modern home | Four double bedrooms | Large open plan living, dining and kitchen space | Conservatory and downstair cloakroom | Modern kitchen | Master bedroom with en-suite | Modern bathroom | Enclosed low maintenance landscaped garden | Off road parking for two vehicles | Single garage

DESCRIPTION

Set within the popular village of Exminster, this attractive four double bedroom detached home offers spacious and versatile accommodation spread over three levels, complimented by a pleasant residential setting and an appealing outlook. The property provides an excellent balance of comfortable family living space, generous bedrooms and well-presented outdoor areas.

Upon entering, the welcoming entrance hall provides access to the principal living accommodation and includes access to a downstair cloakroom. The wonderful bright and spacious open plan sitting/dining and kitchen space offering a comfortable setting for relaxing and entertaining, with adjoining conservatory providing a seamless connection to the garden and allowing plenty of natural light into the room.

The first floor provides three generously proportioned double bedrooms, and modern bathroom - offering excellent flexibility for family living, guests or those requiring dedicated home working space. On the second floor the principal bedroom benefits from built-in wardrobes and a stylish en-suite shower room.

Outside, the property enjoys an attractive walled low maintenance garden providing a pleasant space for relaxing and entertaining. Featuring a large paved patio area ideal for alfresco dining during the warmer months, with the remainder of the garden offering a good

degree of privacy and space for planting .

Further benefits include off-road parking for two vehicles and a leasehold garage located within close proximity to the rear. The property is ideally positioned within Exminster, making it an excellent choice for families seeking a spacious detached home within easy reach of Exeter and the surrounding countryside.

LOCATION

Milbury Reach is a popular modern development situated on the edge of the highly regarded village of Exminster, just south of Exeter. The development offers a pleasant residential setting, with attractive communal green spaces and easy access to the village and surrounding countryside.

Exminster provides a good range of everyday amenities, including local shops, cafés, a post office, pharmacy, doctors' surgery, primary school and popular village pubs, plus a 9 hole golf course and driving range. The village also offers a number of recreational facilities, while the nearby canal towpaths, River Exe and surrounding countryside provide excellent opportunities for walking and cycling.

For commuters, the location is particularly convenient, with excellent road connections to Exeter and the wider region via the A38 and M5. Exeter city centre is readily accessible, providing an extensive range of shopping, dining, leisure and cultural facilities, while nearby transport links offer further convenience for those travelling further afield.

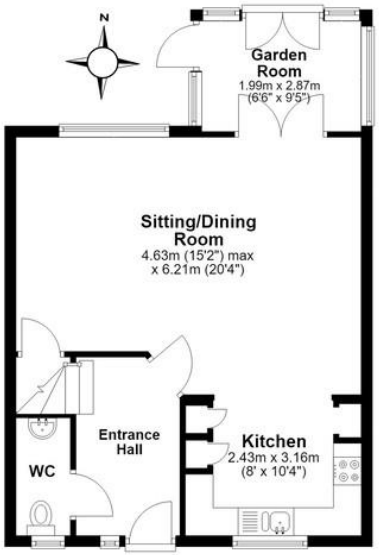
Families are well served, with Exminster Community Primary School located close to the development, while a range of secondary schools and further educational facilities can be found within easy reach.

Overall, Milbury Reach offers an appealing combination of village living, access to countryside and excellent connectivity to Exeter, making it an attractive location for families, professionals and those looking to enjoy the benefits of living close to the city without being in the heart of it.

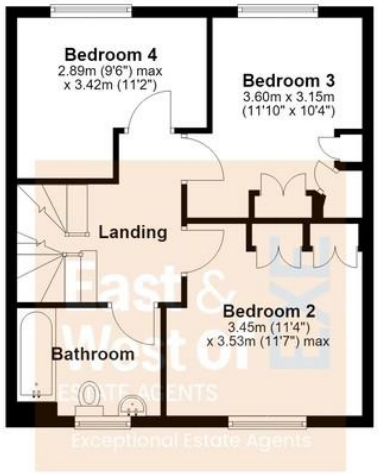
AGENTS NOTES

To the best of the Vendors knowledge, they have advised the following: -
Tenure: House is freehold
Council Tax Band: D
Council: Teignbridge District Council
Parking: Outside garage and further space behind the property
Green Space charge: £300 per year
Garden: Attractive enclosed walled garden
Electricity: Mains
Gas: Mains
Heating: Gas central heating
Water supply: Mains
Sewerage: Public
Broadband: Internet Speeds Approx 150 Mbps
Mobile Signal: Several networks currently showing as available at the property
Leasehold garage:
Years Left Remaining:985 years to the best of our vendors knowledge
Service charge: None
Ground rent: None

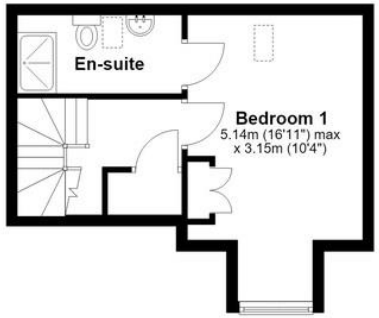
Ground Floor
Approx. 50.4 sq. metres (542.5 sq. feet)



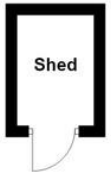
First Floor
Approx. 44.4 sq. metres (478.1 sq. feet)



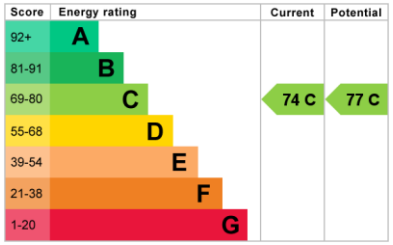
Second Floor
Approx. 25.2 sq. metres (271.3 sq. feet)



Outbuildings
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus outbuildings, approx. 2.8 sq. metres (29.8 sq. feet)



Main area: Approx. 120.0 sq. metres (1292.0 sq. feet)
Plus outbuildings, approx. 2.8 sq. metres (29.8 sq. feet)



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rightmove
Zoopla.co.uk

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

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