

Exton, EX3

M⁶VELI





Exton, EX3

A wonderful home with huge potential, located in the popular village of Exton. The accommodation comprises four double bedrooms, two reception rooms, study and two bathrooms. The property sits in a large level plot with a large drive and a double garage.

- A fantastic detached home
- Over 2,000 sq ft with outstanding potential
- Situated in the sought-after village of Exton
- Four double bedrooms
- Two generous reception rooms
- Kitchen & study
- Family bathroom, en-suite shower & downstairs cloakroom
- Large, mature level gardens
- Double garage & plenty of off-street parking
- No onward chain



Available on the market for the first time since being built in 1967, this spacious detached house represents a rare and wonderful opportunity to acquire a property with superb potential and no onward chain, in one of the most sought-after villages on the Exe Estuary.

Westwinds is a four bedroom house, already over 2,000 sq ft with obvious potential to extend (subject to relevant consents) and create a large, modern home with plenty of grounds.

Accessed from a private lane, the property has an open approach with a lawned area and driveway for several cars leading to the double garage. There is access to the rear on either side.

The entrance hall is a light and open space giving access to all rooms and stairs to the first floor. The double aspect living room has windows to the east giving views of Woodbury Common and sliding doors out to the rear garden. The dining room has a large bay window overlooking the rear garden and the study also has sliding doors to the rear. The kitchen is fitted with wall and base units, there is another large window to the east looking towards the common. Completing the downstairs accommodation is the cloakroom and the rear porch, connecting the kitchen to the double garage. ►



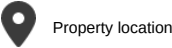
- On the first floor there is an open landing with gorgeous views of the common. Bedroom one is a generous double room with access to the en-suite shower room and a balcony overlooking the garden. Bedrooms two and three are both double rooms with a window to the west overlooking the garden. Bedroom four is a smaller double room with beautiful views of the local farmland and up to the common. There is also a family bathroom and plenty of storage.

The mature rear garden is an outstanding space with a large level lawn, bordered by a plethora of trees, hedgerow and plants. There are several apple trees and a tall hedge to the bottom of the garden. A large patio seating area is ideal for al-fresco dining and gives access to both the living room and study. The total plot is approximately 2/3 of an acre and would allow plenty of space for extension (subject to the relevant consents) without compromising the size of the garden.





LOCATION



ENERGY PERFORMANCE
CERTIFICATE (EPC)

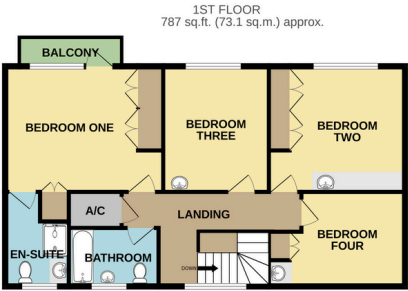
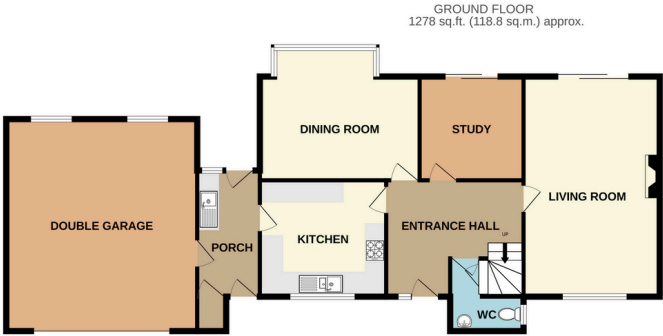
Current: 60

Potential: 69



FLOOR PLAN

2066 sq ft (191 sq m)



TOTAL FLOOR AREA: 2066 sq.ft. (191.9 sq.m.) approx.
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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