



West of 

Deepway Lane
Exminster £350,000

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Situated in a highly convenient central village location ideally located for easy access to all village amenities. This attractive three-bedroom detached home offers light and spacious accommodation featuring a large living room with patio door to garden, attractive kitchen/dining room, good sized bedrooms and modern bathroom - ideally positioned to all the village amenities. The property benefits from a large garage and off-road parking for two vehicles. Excellent transport links provide easy access to the city of Exeter, major road networks, the coast, airport and rail connections, making this an ideal home for those seeking both village convenience and excellent connectivity.

Attractive detached village home | Three good sized bedrooms | Large living room with patio door to the garden | Kitchen/dining room | Modern fitted kitchen | Modern bathroom | Large garage/workshop | Driveway parking for two vehicles | Very central location | Lovely enclosed private rear garden

LOCATION

Exminster is a popular and well-established village situated approximately four miles south of the cathedral city of Exeter, offering an appealing blend of village charm, community spirit and convenient access to city amenities. The village provides a good range of everyday facilities, including local shops, cafés, traditional pubs, a post office, medical facilities and a primary school.

Surrounded by attractive Devon countryside and close to the River Exe, Exeter Ship Canal and Exminster Marshes, the area offers excellent opportunities for walking, cycling and enjoying the outdoors. The village is particularly appealing to those seeking a more relaxed pace of life whilst remaining within easy reach of Exeter's extensive shopping, leisure, educational and employment opportunities.

The area is well placed for commuters, with convenient road links to Exeter, the M5 motorway and the wider Devon road network. Exeter International Airport is also within easy driving distance, providing convenient access to domestic and international flights, making the location particularly attractive for frequent travellers. Regular bus services connect the village with Exeter and surrounding areas.

Combining a traditional village atmosphere with excellent transport links and access to both the city and surrounding countryside, Exminster is an attractive location for families, professionals and those looking to enjoy the best of Devon living.



PROPERTY DETAILS:

APPROACH

Covered entrance canopy. Glass panel front door to entrance hallway.

ENTRANCE HALLWAY

Bright traditional style hallway with stairs to first floor and Upvc double glazed windows to front and side aspect. Radiator. Door to useful understair storage cupboard complete with shelving. Further understair built-in storage system. Glass panel doors to living room and kitchen/dining room.

LIVING ROOM

16' 0" x 10' 0" (4.88m x 3.05m) Wonderful light and spacious living room with large sliding patio door opening onto the garden. Radiator. TV and telephone points.

KITCHEN/DINING ROOM

14' 3" x 9' 3" (4.34m x 2.82m) Bright double aspect kitchen/dining with Upvc double glazed windows to front and side aspect, and glass panel door to side access. Fitted kitchen with range of base and wall units in green colour finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral electric single oven and ceramic hob with cooker hood over. Space and plumbing for washing machine and dishwasher. Space for freestanding fridge/freezer. Wall mounted gas combi boiler. Wood effect laminate flooring. Modern vertical radiator.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to spacious first floor landing. Hatch to loft space to part boarded loft space. Doors to bedrooms one and two plus bathroom. Glass panel door to bedroom three/study.

BEDROOM 1

16' 0" x 10' 0" (4.88m x 3.05m) (max to back of wardrobes) Wonderful light and spacious master bedroom with large Upvc double glazed window to rear aspect and outlook over the garden. Sliding triple mirror doors to built-in wardrobes complete with hanging rail and shelving. Radiator.

BEDROOM 2

9' 3" x 9' 0" (2.82m x 2.74m) Further spacious double bedroom with Upvc double glazed window to front aspect. Radiator.

BEDROOM 3/STUDY

6' 0" x 5' 3" (1.83m x 1.6m) Single bedroom with Upvc double glazed window to front aspect. Radiator.

BATHROOM

Upvc double glazed window to side aspect with obscure glass. Modern white suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround, glass shower screen and mixer tap with shower head attachment. Recess spotlights. Radiator.

OUTSIDE

FRONT

Five steps lead up to the front entrance with pathway leading around to both sides of the property edged with mature borders and gated access to the rear garden.

GARAGE & PARKING

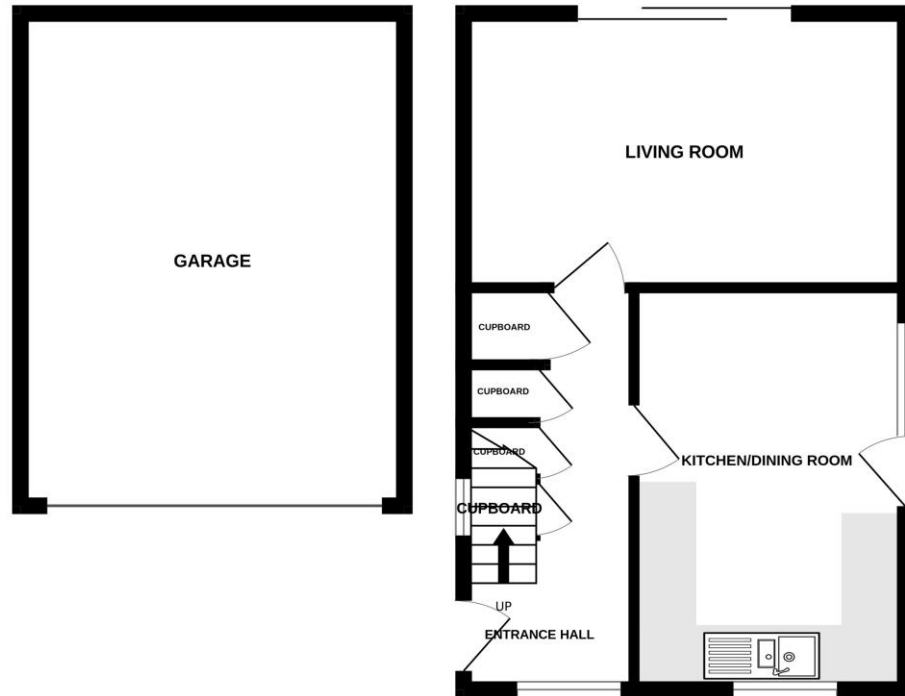
17' 6" x 13' 8" (5.33m x 4.17m) Large electric retractable up and over door with additional pedestrian door to very useful and very large garage/workshop with light and power. Off-road driveway parking for two vehicles.

REAR GARDEN

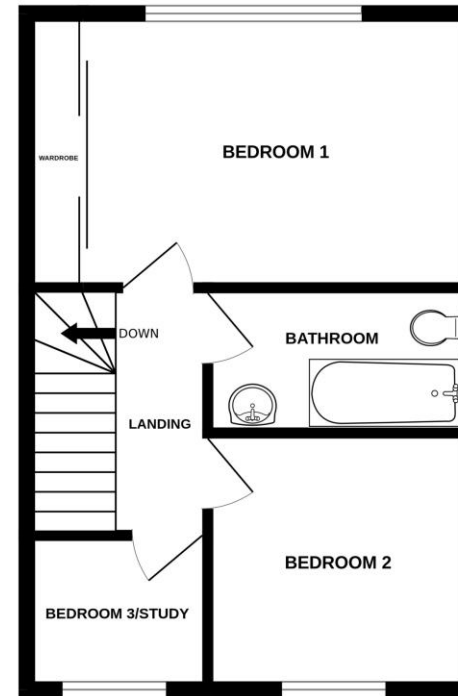
The enclosed south facing rear garden features a paved area perfect for dining leading onto a small lawned garden area and a step up to a raised paved terrace edged with borders stocked with mature plants. Pathways lead around both sides of the property with gated access.



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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