



West of 

Milbury Farm Meadow  
Exminster      £400,000

# Milbury Farm Meadow

Exminster £400,000

An attractive double-fronted modern home located in a highly sought-after residential area of Exminster, enjoying a lovely outlook over a central green space. The property is ideally positioned for easy access to local village amenities, the city of Exeter and the major road network. The accommodation offers generous and well-proportioned living space throughout including four double bedrooms. The property also benefits from a generous level rear garden and off-road parking for two vehicles.

Attractive double-fronted modern home | Four well-proportioned double bedrooms | Bright and spacious double-aspect living room | Generous kitchen/dining room with modern fitted kitchen | Convenient downstairs cloakroom | Principal bedroom with en-suite plus contemporary family bathroom | Generous level rear garden and off-road parking for two vehicles | Highly sought-after residential location in Exminster | Pleasant outlook over a central green space | Excellent access to village amenities, Exeter city centre and major road links

## APPROACH

Covered entrance canopy. Composite front door to entrance hallway. Outside light.

## ENTRANCE HALLWAY

Spacious entrance hallway with stairs to first floor. Radiator. Door to useful storage cupboard. Doors to living room and cloakroom, plus glass panel double doors to the kitchen/dining room. Full height Upvc double glazed window to front aspect.

## CLOAKROOM

Modern white suite comprising; low level w.c. and pedestal hand wash basin. Radiator.

## LIVING ROOM

Wonderfully spacious and bright double aspect living room with Upvc double glazed window to front aspect and Upvc double glazed french doors and windows to rear with outlook over the garden. Two radiators. TV and telephone points.

## KITCHEN/DINING ROOM

Further spacious double aspect room with Upvc double glazed feature bay window to front aspect with outlook over the central green space and Upvc double glazed window to rear with outlook over the garden. Modern fitted



kitchen with excellent range of base, wall and drawer units in a cream finish. Wood effect worktop with matching upstand and inset stainless steel sink. Matching breakfast bar area with seating space and cupboards under. Eye-level integral electric double oven and gas hob with extractor hood over. Integral fridge/freezer. Space and plumbing for washing machine and dishwasher. Matching wall unit housing Potterton gas boiler. Two radiators. Recess spotlights. Part glazed composite door to garden.

## FIRST FLOOR

### STAIRS/LANDING

Stairs from entrance hallway to first floor landing. Hatch to loft space. Door to airing cupboard housing the hot water tank and shelf. Doors to bedrooms and bathroom.

### BEDROOM 1

Large master bedroom with Upvc double glazed window to front aspect. Radiator. Door to en-suite.

### ENSUITE

Upvc double glazed window to front aspect with obscure glass. Modern white suite comprising; low level w.c., pedestal hand wash basin and glass sliding door to large shower enclosure with mixer shower. Extractor fan. Shaver point. Ladder style radiator. Part tiled walls.

### BEDROOM 2

Further spacious double bedroom with Upvc double glazed window to front aspect and outlook over the green space. Radiator.

### BEDROOM 3

Spacious double bedroom with Upvc double glazed window with outlook over the gardens. Radiator.

### BEDROOM 4

Good sized double bedroom with Upvc double glazed window to rear aspect. Radiator.

### BATHROOM

Upvc double glazed window to rear 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 shower. Ladder style radiator. Extractor fan. Shaver point. Part tiled walls.

## OUTSIDE

### FRONT

Open front garden area planted with various plants and shrubs. Path to front entrance.

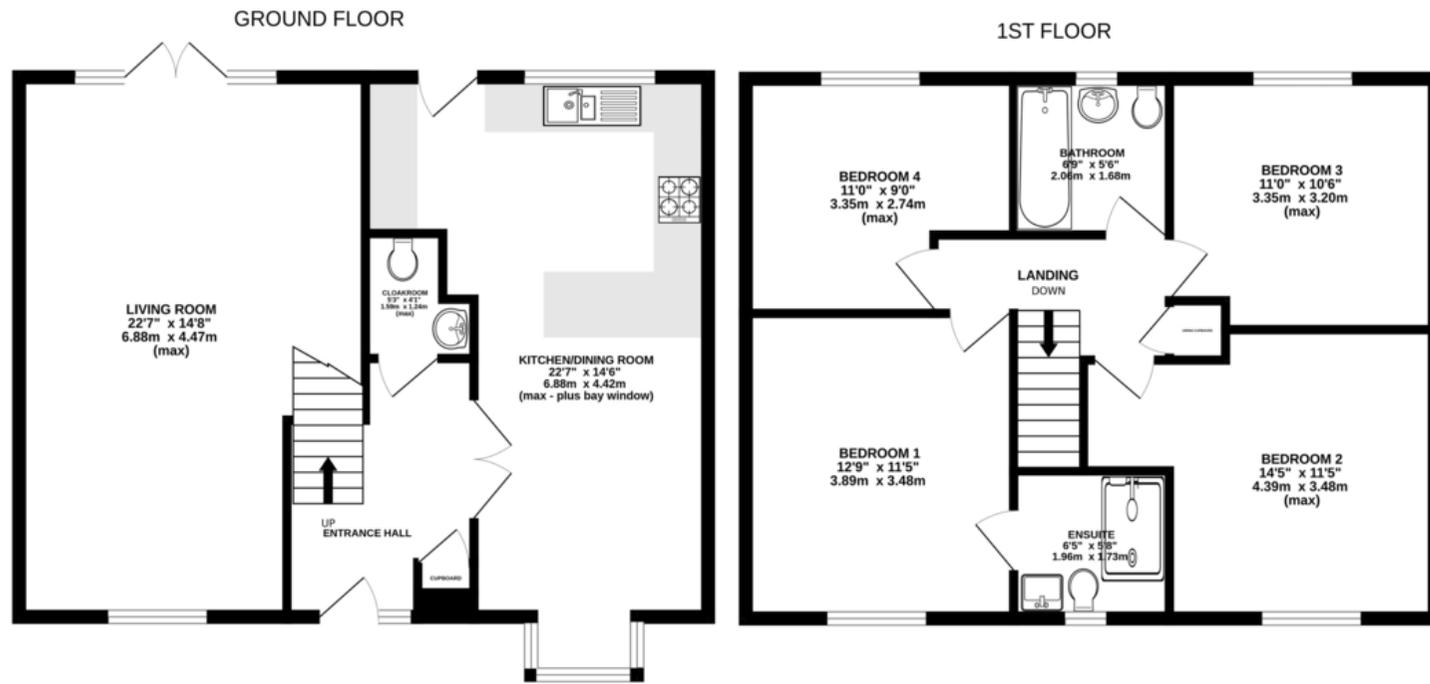
### REAR GARDEN

Generous sized level rear garden mainly laid to lawn with paved patio adjoining the rear of the property and pathway leading down to rear access gate and parking area. Fitted timber garden shed. Outside tap. Electric point. Wall lighting.

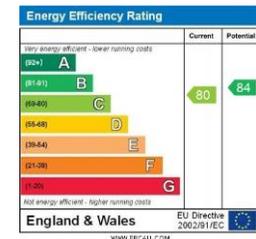
### PARKING

Two allocated parking spaces are located in a residents car park to the rear of the property.





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



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