

Townfield

Exminster £345,000

Townfield

Exminster £345,000

A rare opportunity to purchase a good sized three bedroom double fronted semi detached house with very large garden, in a central location within the highly popular village of Exminster. This superb property features; a large living room, separate dining room, kitchen, and useful adjoining lobby with various storage areas which could be redesigned as utility and study etc. Upstairs are three double bedrooms and bathroom. A real feature of the property is the very large garden enjoying a southerly aspect. Chain Free.

Attractive double fronted semi detached house | Three double bedrooms | Large double aspect living room | Separate dining room | Spacious kitchen | Useful arrangement of storage rooms offering development | Bathroom | Large south facing rear garden | Allocated parking for two vehicles | Chain Free

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.

APPROACH
Upvc part glazed front door to entrance hallway.

ENTRANCE HALLWAY
Spacious entrance hallway with stairs to first floor. Radiator. Coat hanging space. Doorway to dining room. Door to living room.

DINING ROOM
12' 4" x 10' 2" (3.76m x 3.1m) (max) Good sized reception room with Upvc double glazed window to front aspect. TV and telephone points. Radiator.







LIVING ROOM
18' 1" x 11' 4" (5.51m x 3.45m) (max) Wonderful light and spacious double aspect room with Upvc double glazed windows to front and rear aspect. Radiator. Feature fireplace with fitted coal effect gas fire. TV and telephone points. Doorway to kitchen.

KITCHEN
15' 9" x 7' 5" (4.8m x 2.26m) (max) Upvc double glazed window to rear aspect and outlook over the garden. Range of modern fitted kitchen base, wall and drawer units in a Shaker Style cream finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Space for slot-in gas cooker with extractor hood over. Space for freestanding fridge/freezer. Space and plumbing for washing machine. Radiator. Wall mounted gas combi boiler. Door to useful understair cupboard. Door to side lobby.

SIDE LOBBY/STORAGE AREA
14' 2" x 10' 6" (4.32m x 3.2m) Side lobby with an arrangement of useful storage areas offering themselves for further development for possible utility, study and cloakroom with door leading to the rear garden

FIRST FLOOR

STAIRS/LANDING
Stairs from entrance hallway to light and spacious landing with Upvc double glazed window to rear aspect and outlook over the gardens. Hatch to loft space with pull-down ladder. Radiator. Doors to bedrooms 1 and 2 plus bathroom. Doorway to bedroom 3.

BEDROOM 1
12' 3" x 11' 8" (3.73m x 3.56m) (max) Lovely spacious master bedroom with Upvc double glazed window to front aspect. Radiator. TV and telephone point. Doorway to built-in wardrobe complete with hanging rail.

BEDROOM 2
11' 7" x 11' 3" (3.53m x 3.43m) (max) Further spacious double bedroom with Upvc double glazed window to front aspect. Radiator. Doorway to built-in wardrobe complete with hanging rail.

BEDROOM 3
9' 0" x 7' 5" (2.74m x 2.26m) Third double bedroom with Upvc double glazed window to rear aspect with outlook over the gardens. Radiator. Range of built-in shelving and hanging rail.

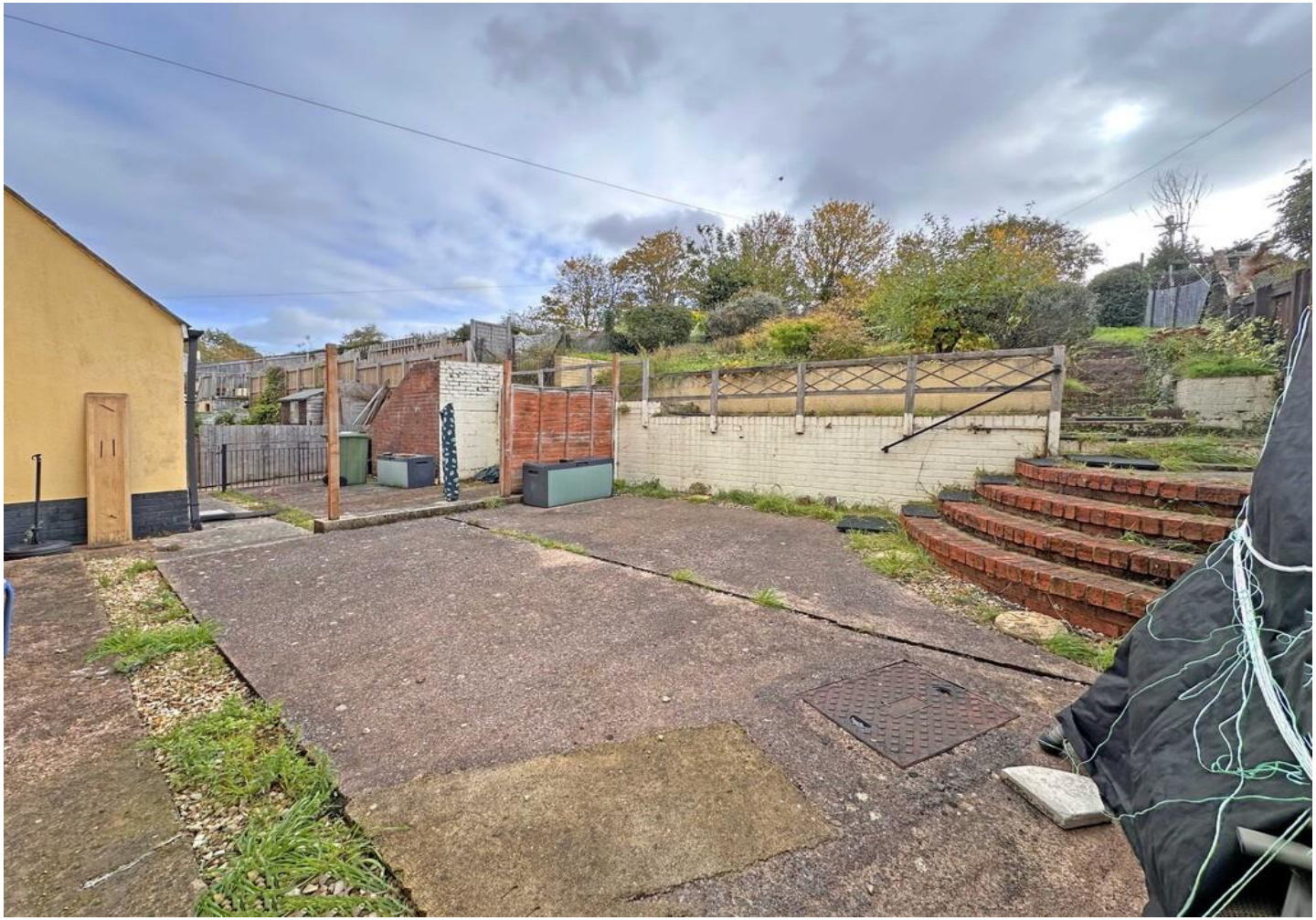
BATHROOM
7' 5" x 6' 0" (2.26m x 1.83m) Upvc double glazed window to rear aspect with obscure glass. White suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround, mixer tap and shower head attachment. Radiator.

OUTSIDE

FRONT
Steps lead up to the front entrance with garden areas to either side laid to lawn. Pathway leads around to the left to a shared covered walkway and gated access to the rear garden.

PARKING
Allocated parking for two located in front of the property.

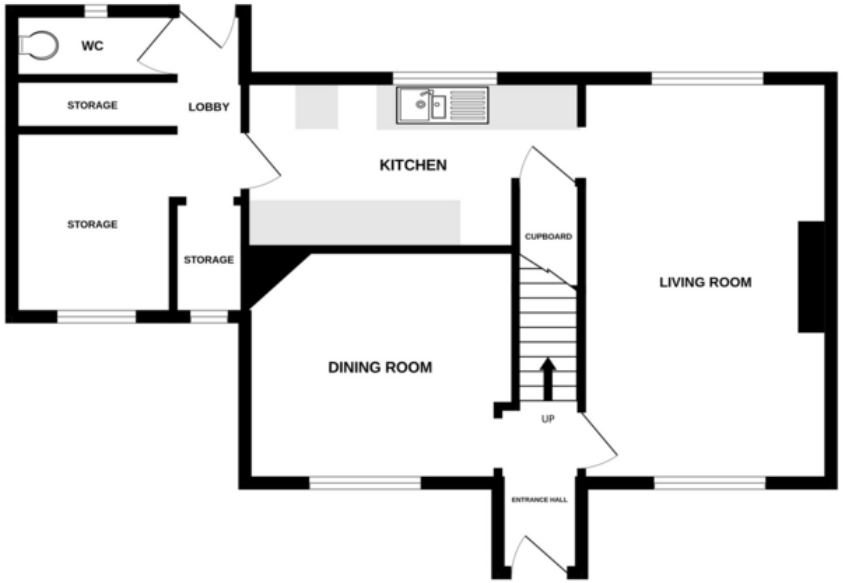
REAR GARDEN
A real feature of the property is the generously sized, south-facing rear garden that stretches back a considerable distance, offering excellent outdoor space and plenty of potential for buyers to make their own. The garden features a large low maintenance area adjoining the rear of the property with attractive brick-built steps leading to further raised sections with established planting with mature shrubs and greenery, then finally a large lawned area with a range of fruit trees and mature shrubs. The elevated rear garden provides a pleasant outlook, while the southerly aspect offers excellent potential to enjoy sunshine throughout the day. With its impressive depth, the garden provides ample scope for outdoor dining, entertaining, gardening or creating a variety of outdoor seating areas. A fantastic outdoor space with plenty of potential to enhance and enjoy.



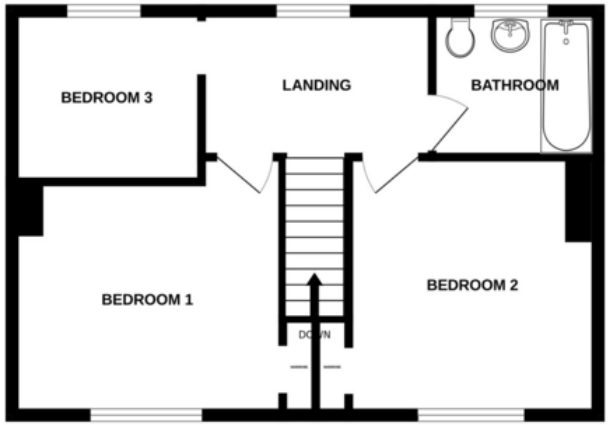




GROUND FLOOR



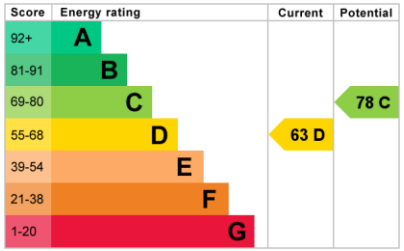
1ST FLOOR



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.

PrimeLocation
The Property Ombudsman
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

Registered in England no. 07121967