



naomi j ryan  
estate agents



Detached



Bedrooms: 3



Bathrooms: 2



Receptions: 1



Gas Central Heating



Garage & Private  
Driveway



Enclosed Rear Garden



Council Tax Band: D

Guide Price:  
£300,000 - £315,000 Freehold

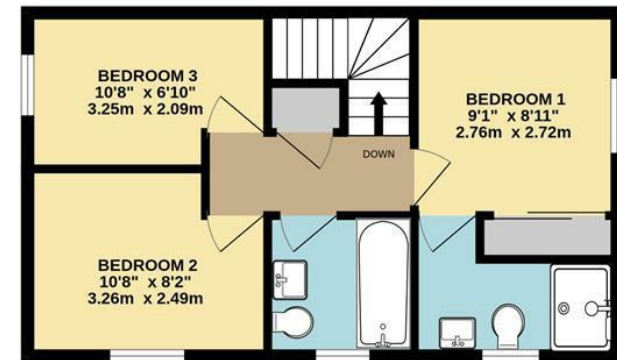
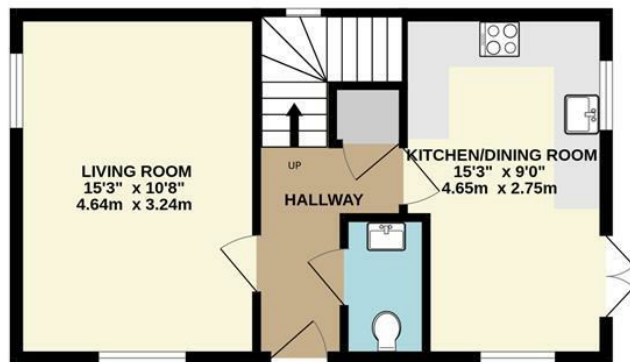
111 Old Quarry Drive,

Exminster, Exeter, EX6 8FJ

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)

GROUND FLOOR

1ST FLOOR



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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## SUMMARY

Guide Price: £300,000 - £315,000.

A spacious and well-presented three-bedroom detached house with a garage and private driveway for two cars, available for sale with no onward chain. Situated in the sought-after village of Exminster, it is located approximately 4 miles southwest of the cathedral city of Exeter. Exminster boasts a vibrant village community with a wide array of amenities, including well-regarded primary schools, a Post Office, a Village Church, Public Houses, a Grocery Store, a Tesco Metro Store, a Petrol/Service Station, as well as Dental and General Surgeries.

The accommodation includes an entrance hall, a ground-floor cloakroom, a dual-aspect living room, and a contemporary open-plan kitchen/dining area with double doors leading to the rear garden. The first floor comprises three spacious bedrooms, an ensuite shower room, and a separate bathroom.

Externally, there is an enclosed rear garden featuring a paved patio and a section of lawn. A gate provides access to the private driveway, which offers off-road parking for two vehicles in front of the single garage.

Early internal viewing is highly recommended.

## MATERIAL INFORMATION

Agents note: The property has had a new central heating boiler installed in December 2025.

Construction notes: Awaiting information.

Utilities: Mains water, electricity, drainage, and gas.

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. <https://checker.ofcom.org.uk>

## VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

## REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.







BRITISH PROPERTY AWARDS  
2021  
★★★★★  
**GOLD WINNER**  
ESTATE AGENT IN EXETER



BRITISH PROPERTY AWARDS  
2022  
★★★★★  
**GOLD WINNER**  
ESTATE AGENT IN EXETER



BRITISH PROPERTY AWARDS  
2023  
★★★★★  
**GOLD WINNER**  
ESTATE AGENT IN EXETER



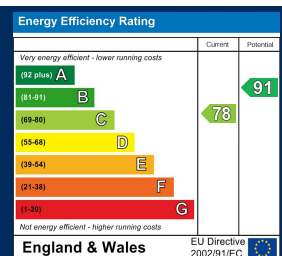
BRITISH PROPERTY AWARDS  
2024  
★★★★★  
**GOLD WINNER**  
ESTATE AGENT IN EXETER



BRITISH PROPERTY AWARDS  
2025  
★★★★★  
**GOLD WINNER**  
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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