



West of 

Berrybrook Meadow
Exminster £550,000

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An impressive detached family home set on a generous plot in one of the village's most sought-after locations, featuring a sweeping driveway and double garage. The well-proportioned accommodation includes three reception rooms, a conservatory, and a spacious kitchen/breakfast room with utility. Upstairs offers four good-sized bedrooms, including a principal bedroom with en-suite, plus a family shower room. Externally, the property benefits from landscaped gardens, including a generous south facing rear garden and ample off-road parking. Ideally positioned in a peaceful residential setting overlooking a village meadow, yet close to local amenities, this is a superb family home offering space, style and convenience. Chain Free.

Superb example of a Redrow detached house | Four generous sized bedrooms | Three downstairs reception rooms | Conservatory | Large kitchen/breakfast room with adjoining utility | Master bedroom with en-suite | Family shower room | Large south facing rear garden | Ample driveway parking and double garage | Chain Free

APPROACH

Upvc part glazed front door to enclosed entrance porch.

ENTRANCE PORCH

Upvc double glazed window to front. Wall light. Inset mat. Part glazed door to entrance hallway.

ENTRANCE HALLWAY

Spacious entrance hallway with stairs to first floor and doors to living room, cloakroom, dining room, study and kitchen/breakfast room. Stairs to first floor. Radiator. Inset mat. Full height window to front aspect with obscure glass.

CLOAKROOM

6' 8" x 3' 5" (2.03m x 1.04m) White suite comprising; low level w.c. and pedestal hand wash basin. Radiator. Coat hanging space. Extractor fan.

LIVING ROOM

16' 0" x 12' 2" (4.88m x 3.71m) Light and spacious room with large Upvc double glazed window to front aspect. Radiator. Feature fireplace with ornate wood effect mantle and marble effect inset and hearth, with fitted electric coal effect fire. Wall lighting. TV and telephone points.

DINING ROOM

11' 5" x 10' 7" (3.48m x 3.23m) A well-proportioned dining room featuring sliding patio doors that lead into the conservatory. Radiator.

CONSERVATORY

9' 6" x 9' 3" (2.9m x 2.82m) (max) Upvc constructed conservatory on brick plinth with Upvc double glazed windows to side and rear aspect, and outlook over the garden, plus large Upvc double glazed french doors to garden. Power points.

STUDY

7' 7" x 7' 2" (2.31m x 2.18m) Useful additional reception room offering a multitude of uses with Upvc double glazed window to rear aspect and outlook over the garden. Radiator.



KITCHEN/BREAKFAST ROOM

13' 9" x 12' 7" (4.19m x 3.84m) (max) Attractive double aspect kitchen/breakfast room with Upvc double glazed windows to side and rear aspect with outlook over the garden. Fitted kitchen offering an abundance of base, wall and drawer units in wood effect finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral eye-level electric double oven and gas hob with extractor hood over. Shelf for freestanding microwave. Integral fridge/freezer and dishwasher. Tiled floor. Radiator. Door to understair storage cupboard. Door to utility room.

UTILITY ROOM

7' 4" x 5' 1" (2.24m x 1.55m) Matching base and larder cupboard to kitchen with roll-edge worktop and inset acrylic sink. Space and plumbing under for washing machine and dryer. Wall mounted gas boiler. Radiator. Part glazed Upvc door to garden. Matching tiled floor. Hatch to loft space.

FIRST FLOOR

STAIRS/LANDING

Stairs from the entrance hallway lead to a spacious L-shape landing with Upvc double glazed window to side aspect. Hatch to loft space. Radiator. Door to airing cupboard complete with hot water tank and shelf. Doors to bedrooms and shower room.

BEDROOM 1

13' 7" x 11' 8" (4.14m x 3.56m) (plus wardrobes) Light and spacious master bedroom with large Upvc double glazed window to front aspect with outlook over the front garden and Crockwells Meadow beyond. Radiator. TV and telephone points. Range of built-in wardrobes complete with hanging rails and shelves. Door to en-suite.

EN-SUITE SHOWER ROOM

6' 6" x 6' 5" (1.98m x 1.96m) Upvc double glazed window to front aspect with obscure glass. White suite comprising; low level w.c., pedestal hand wash basin and glass sliding doors to tiled shower enclosure with mixer shower. Extractor fan. Shaver point.

BEDROOM 2

11' 6" x 10' 4" (3.51m x 3.15m) (max) Spacious double bedroom with Upvc double glazed window to rear aspect with outlook over the garden. Radiator. Range of built-in bedroom furniture including wardrobes and vanity unit.

BEDROOM 3

11' 0" x 9' 0" (3.35m x 2.74m) Further spacious double bedroom with Upvc double glazed window to rear aspect with outlook over the garden. Radiator.

BEDROOM 4

7' 1" x 6' 8" (2.16m x 2.03m) Good sized fourth bedroom with Upvc double glazed window to rear aspect with outlook over the garden. Radiator.

SHOWER ROOM

6' 9" x 6' 1" (2.06m x 1.85m) Upvc double glazed window to front aspect. White suite comprising; low level w.c., pedestal hand wash basin and large walk-in shower enclosure with mixer shower. Part tiled walls. Wood effect laminate floor. Radiator. Extractor fan. Shaver point.

OUTSIDE

FRONT

Large sweeping tarmac driveway offering ample parking for a number of vehicles leading to a large integrated double garage. Attractive open front garden laid to lawn and edged with flower borders. Pathway and gate to rear garden.

REAR GARDEN

The property boasts a beautifully presented south-facing rear garden, enjoying an abundance of natural sunlight throughout the day. Thoughtfully landscaped, the garden features a generous lawn bordered by mature shrubs and planting, creating a private and tranquil outdoor space. A paved patio area provides the perfect setting for outdoor dining and entertaining, seamlessly connecting to the conservatory and offering an ideal spot to relax while overlooking the garden. A variety of established trees and colourful planting add seasonal interest, while the enclosed boundaries enhance privacy. This delightful garden combines both practicality and charm, making it perfect for families, keen gardeners, or those simply looking to enjoy a bright and peaceful outdoor retreat.

DOUBLE GARAGE

17' 0" x 16' 7" (5.18m x 5.05m) Up and over door to large double garage with light and power. Part glazed pedestrian door to garden.

AGENTS NOTES:

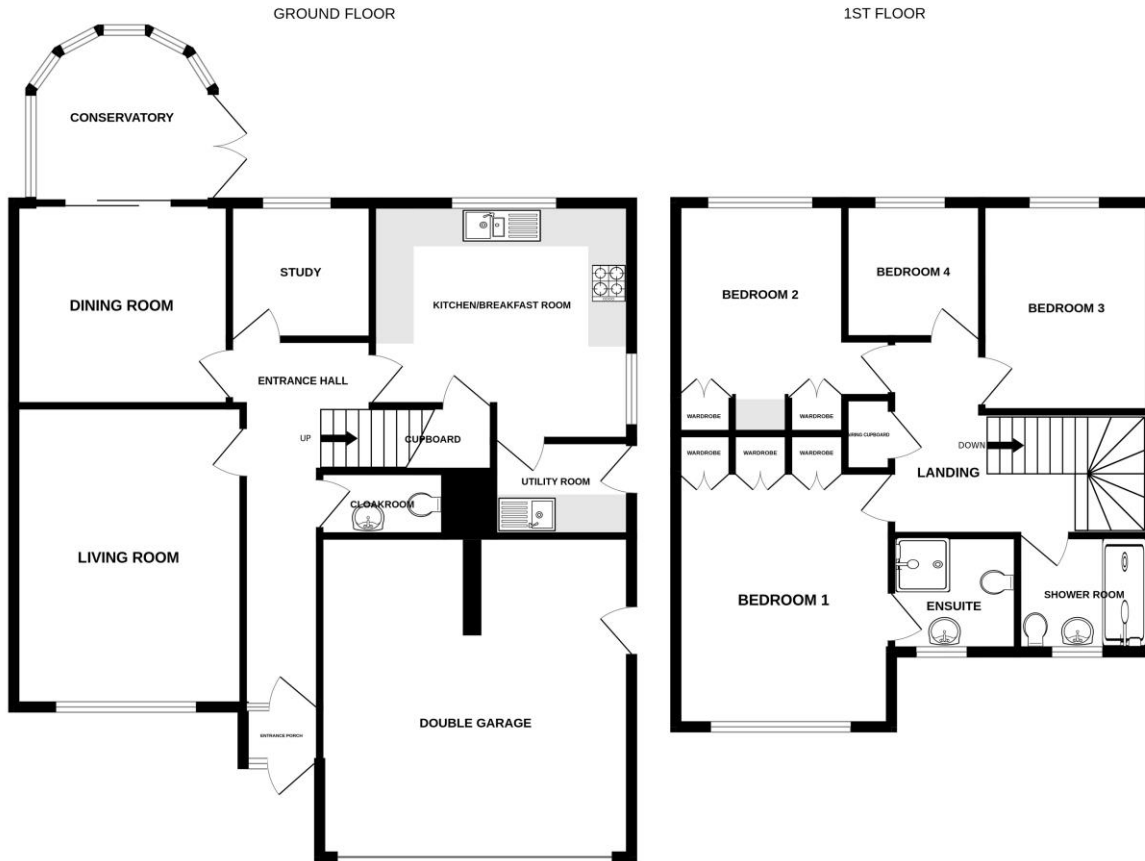
To the best of the Vendors knowledge they have advised the following:

Tenure: Freehold.

Council Tax Band: E

Council: Teignbridge District Council





Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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