



Connells

Old Quarry Drive
Exminster Exeter



Property Description

Situated within the popular village of Exminster, this very spacious and extended four bedroom family home offers versatile and modern accommodation arranged over multiple levels.

The ground floor features a modern fitted kitchen alongside a bright open plan living/dining area, creating a fantastic family and entertaining space. An extended reception room, currently used as a library and reading room, provides additional flexibility and a peaceful retreat.

The first floor offers two spacious bedrooms, including a principal bedroom with en-suite shower room, along with a modern family bathroom. A dedicated study area on this level provides access via stairs to the loft conversion, where two further double bedrooms can be found.

Externally, the rear garden has been thoughtfully landscaped to include a patio area, level artificial lawn, and a raised decked seating area ideal for enjoying the sun. Side access leads through to the single garage with up-and-over door and continues to the private driveway at the front of the property.

This impressive home offers generous and adaptable accommodation, perfect for modern family living in a highly desirable village location.

Agents Note

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.

Entrance Hall

Under stairs storage.

Downstairs WC

Low level toilet, wash hand basin, wall mounted radiator.

Dining/ Living Room

French doors to garden, wall mounted radiator.

Library

Double glazed rear aspect window, wall mounted radiator.

Kitchen

Double glazed front aspect bay window, wall and base units, work surfaces, oven, sink, fridge freezer.

First Floor Landing

Double glazed side aspect window, storage cupboard.

Bedroom 1

Double glazed front aspect window, wall mounted radiator.

En-Suite

Double glazed front aspect window, bath, low level toilet, wash hand basin.

Bedroom 4

Double glazed rear aspect window, wall mounted radiator.

Study

Double glazed rear aspect window, wall mounted radiator.

Shower Room

Mains shower, low level toilet, wash hand basin, heated towel rail.

Second Floor Bedroom 2

Double glazed rear aspect window, wall mounted radiator.

Bedroom 3

Double glazed side aspect window, wall mounted radiator, boiler/eaves cupboard.

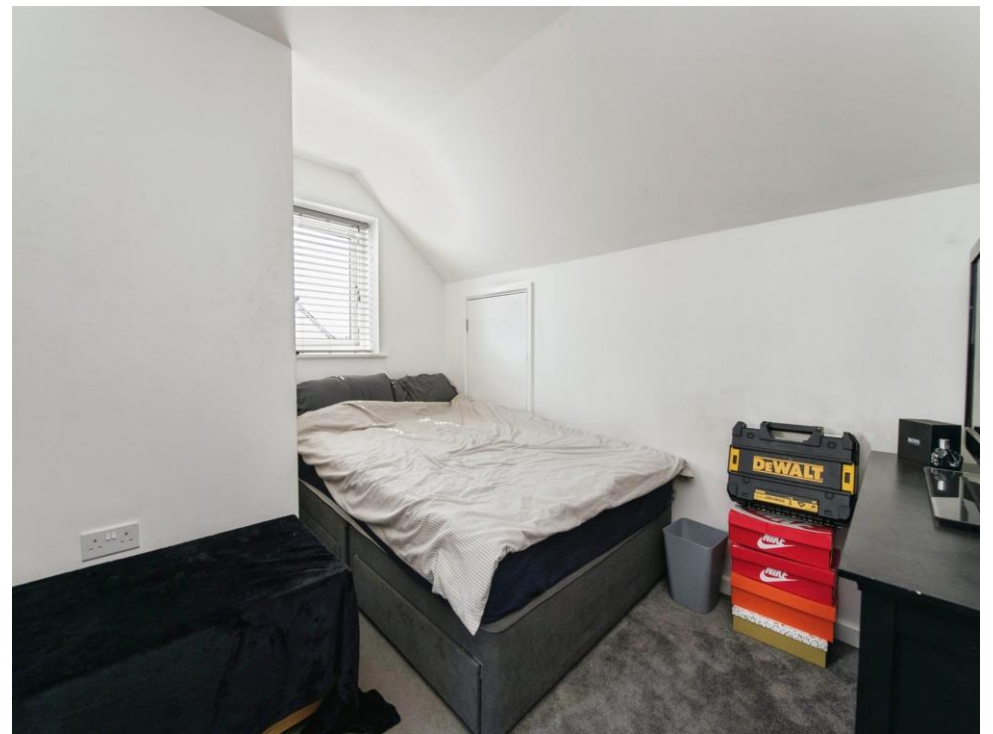
Rear Garden

Large patio, astro turf area, raised deck, side door to garage.

Garage

Single garage with up and over door. Additional parking on driveway.

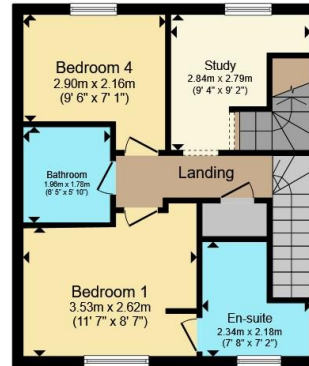




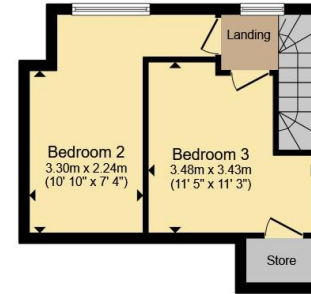




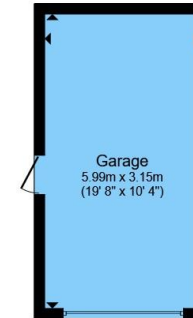
Ground Floor



First Floor



Second Floor



Garage

Total floor area 135.3 m² (1,457 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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8-9 South Street
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EPC Rating: C Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/EXR317824



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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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