



West of 

Rougemont Court

Exminster

Guide Price £400,000 to £420,000

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Charming and characterful large three bedroom property set in a highly desirable setting and offering space, privacy and excellent connectivity. A generous and light filled accommodation combining spacious rooms, large windows and high ceilings. Situated in a tucked away position the property enjoys a wonderful peaceful setting whilst remaining conveniently placed for village amenities, Exeter and excellent transport links. Outside, the beautifully enclosed south facing garden provides a private and attractive space to relax and entertain, while further benefits include off-road parking and a single garage. The property is offered Chain Free and an opportunity not to be missed.

Attractive light and spacious village home | Three double bedrooms | Wonderful double aspect living room | Large kitchen/dining room | Useful downstairs lobby space | Modern bathroom and first floor cloakroom | Enclosed southerly facing private garden | Use of the communal garden | Off road parking and single garage located in nearby block | Chain Free

APPROACH

Part glazed composite front door to entrance lobby.

ENTRANCE LOBBY

Useful lobby area with space for coat and shoe storage. Quality wood effect flooring. Radiator. Full height Upvc double glazed windows to front aspect. Opening through to the entrance hallway.

ENTRANCE HALLWAY

Stairs to first floor. Matching quality wood effect flooring. Glass panel doors to living room and kitchen/dining room.

LIVING ROOM

18' 7" x 14' 9" (5.66m x 4.5m) (max) Wonderful light and spacious double aspect room with Upvc double glazed windows to front and rear aspect with outlook over the gardens, plus Upvc double glazed french doors opening onto the garden. TV and telephone points. Matching quality wood effect flooring. Two radiators. High coved ceiling. Feature fireplace with ornate mantle and tiled hearth. Glass panel door to rear lobby.

REAR LOBBY/STUDY

12' 5" x 8' 2" (3.78m x 2.49m) (max) Useful room with offers a multitude of uses including a good office/study space opening through to the kitchen/dining room. Matching quality wood effect flooring. Upvc part glazed door to rear garden area and communal gardens. Radiator. Door to under stair cupboard.

KITCHEN/DINING ROOM

18' 7" x 8' 5" (5.66m x 2.57m) (max) Light and spacious kitchen/dining room with



tall Upvc double glazed window to front aspect and outlook over the garden. High coved ceiling with recess spotlights. Fitted kitchen with excellent range of base, wall and drawer units in wood effect finish. Polished granite worktop with tiled surround and inset stainless steel sink. Integral electric double oven and induction hob with cooker hood over. Integral washer/dryer, microwave and dishwasher. Space for freestanding fridge/freezer. Tiled floor. Radiator.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to spacious first floor landing with tall Upvc double glazed window to rear aspect with views over the gardens and communal garden. High coved ceiling with hatch to loft space and recess spotlights. Radiator. Doors to bedrooms, bathroom and cloakroom.

BEDROOM 1

18' 7" x 9' 9" (5.66m x 2.97m) (max) Large double aspect master bedroom with tall Upvc double glazed windows to front and rear aspects. Radiator. Quality wood effect flooring. Recess spotlights. TV point.

BEDROOM 2

12' 1" x 8' 7" (3.68m x 2.62m) (plus deep door recess) Spacious double bedroom with tall Upvc double glazed windows to front aspect. High coved ceiling. Quality wood effect flooring. Radiator. Double doors to built-in wardrobe complete with hanging rail.

BEDROOM 3

9' 9" x 8' 7" (2.97m x 2.62m) (plus recess) Good sized third double bedroom with two tall Upvc double glazed window to front aspect. Radiator. TV point. Quality wood effect flooring. Door to airing cupboard complete with gas combi boiler and shelving. Further door to deep wardrobe cupboard complete with hanging rail.

CLOAKROOM

5' 2" x 3' 8" (1.57m x 1.12m) White suite comprising; low level w.c. and pedestal hand wash basin. Tiled floor. Radiator.

BATHROOM

8' 3" x 6' 3" (2.51m x 1.91m) Generous sized bathroom with tall Upvc double glazed window to rear aspect. White suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under, bath with tiled surround and mixer tap, plus glass sliding doors to tiled shower enclosure with mixer shower. Recess spotlights. Tiled floor. Extractor fan.

OUTSIDE

FRONT

Wonderful southerly facing enclosed garden offering a good degree of privacy and featuring; a paved patio adjoining the front of the property leading onto a lawned garden edged with mature borders and pathway leading to front gated entrance.

GARAGE AND PARKING

16' 6" x 9' 9" (5.03m x 2.97m) Up and over door to good sized single garage located in block just in front of the property and residents parking/turning area.

REAR GARDEN

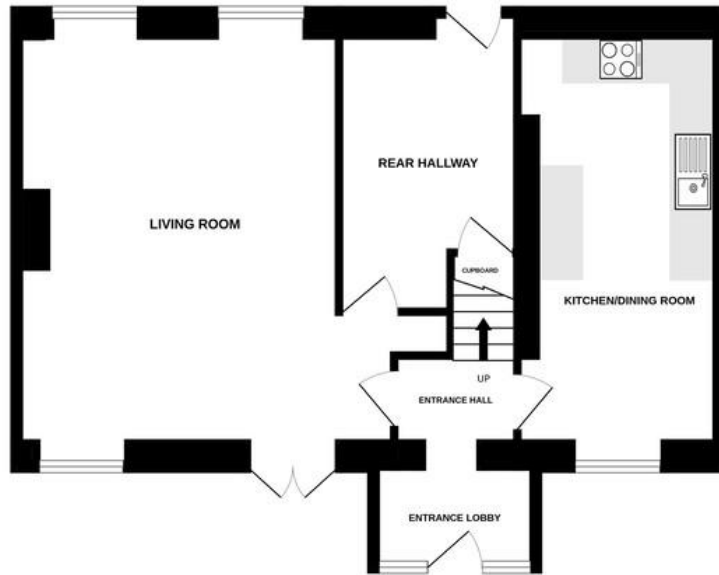
Open rear garden area laid to lawn with pathway leading to the central communal gardens.

COMMUNAL GARDEN

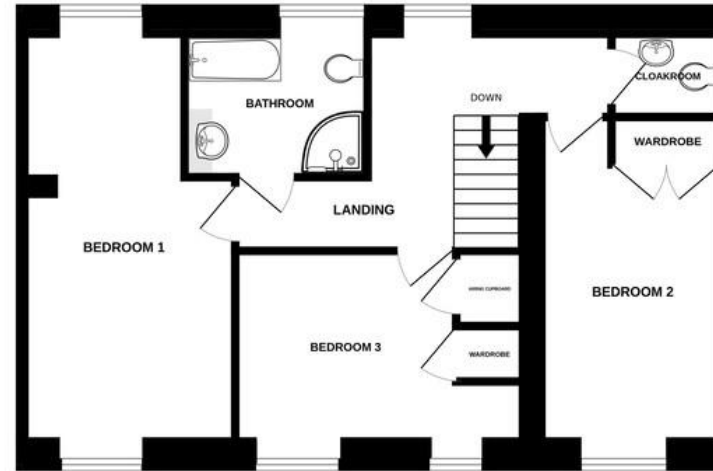
Beautifully maintained central garden area with paved pathway and gravelled areas, well tended flower borders with floral arches and seating areas.



GROUND FLOOR



1ST FLOOR



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		73 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

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