



West of 

Glebelands

Exminster

£450,000

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Exceptionally versatile semi-detached home set on a generous plot in a highly sought-after central village location. This bright and spacious property offers flexible accommodation, including a large living room, an open-plan kitchen/dining area, and a utility room. The ground floor also features two well-proportioned bedrooms—ideal for use as additional reception rooms, home offices, or guest rooms—alongside a modern wet room-style shower. Upstairs, there are two generous double bedrooms and a family bathroom. Externally, the property boasts a substantial block-paved driveway providing off-road parking for up to four vehicles, leading to a partially converted garage. The impressive rear garden includes a paved patio, raised decked terrace, and well-maintained lawn, along with a large timber summer house and an attached storage room.

Spacious and versatile semi-detached home | Large plot in a highly sought-after central village location | Bright living room and open-plan kitchen/dining area | Two flexible-use ground floor bedrooms | Modern ground floor wet room-style shower | Two generous double bedrooms on the first floor | Family bathroom on the upper level | Substantial block-paved driveway with parking for up to four vehicles | Partially converted garage for additional potential use | Extensive rear garden with patio, raised deck, lawn, and large summer house with storage

PROPERTY DETAILS:

APPROACH

Covered entrance with Upvc glazed front door to entrance hallway. Recess spotlights.

ENTRANCE HALLWAY

Light and spacious entrance hallway with full height Upvc double glazed window to front aspect with obscure glass. Quality wood effect flooring. Coat hanging space. Radiator. Stairs to first floor. Doors to living room, kitchen/dining room, bedrooms and shower room.

BEDROOM 4/STUDY

8' 5" x 7' 9" (2.57m x 2.36m) Useful room offering a multitude of uses with large Upvc double glazed window to front aspect. Radiator. Telephone point. High level window to shower room with obscure glass.

BEDROOM 3/MULTI-USE ROOM

12' 1" x 10' 1" (3.68m x 3.07m) Spacious double bedroom which offers again a multitude of uses with large Upvc double glazed window to front aspect. Radiator. TV point.

SHOWER ROOM

8' 1" x 6' 6" (2.46m x 1.98m) Useful wet room style shower room with modern white suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under and walk-in wet room style shower enclosure with glass screen and mixer shower. Underfloor heating. Extractor fan. Chrome ladder style radiator. Feature wood panelled walls.



LIVING ROOM

14' 0" x 13' 9" (4.27m x 4.19m) Wonderful light and spacious living room with large Upvc double glazed window to rear aspect and outlook over the rear garden. TV and telephone points. Radiator. Fireplace opening with polished granite heath.

KITCHEN/DINING ROOM

20' 0" x 8' 5" (6.1m x 2.57m) Bright double aspect room with Upvc double glazed window to side aspect and large Upvc sliding patio door to rear garden. Modern fitted Shaker style kitchen with excellent range of base, wall, drawer and larder style cupboards in high gloss beige finish. Wood effect worktop with tiled surround and inset stainless steel sink. Integral eye-level electric oven and induction hob with extractor hood over. Integral fridge and freezer. Space and plumbing for dishwasher. Matching quality wood effect flooring. Pelmet heater. Glass panel Upvc door to utility room.

UTILITY ROOM

10' 2" x 8' 8" (3.1m x 2.64m) Good size utility room with Upvc double glazed windows to side and rear aspect. Range of fitted worktop with shelving under, space and plumbing for washing machine and dryer. Wall mounted gas combi boiler. Upvc part glazed door to garden.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to a spacious first floor landing with Velux ceiling window. Door to eave storage area. Door to cupboard complete with shelving. Doors to bedrooms and bathroom.

BEDROOM 1

13' 1" x 12' 0" (3.99m x 3.66m) Superbly spacious master bedroom with large Upvc double glazed window to rear aspect and outlook over the garden. Radiator.

BEDROOM 2

13' 0" x 10' 7" (3.96m x 3.23m) Further spacious double bedroom with large Upvc double glazed window to rear aspect and outlook over the garden. Double doors to large built-in wardrobe complete with hanging rail and shelf. Radiator.

BATHROOM

7' 8" x 7' 0" (2.34m x 2.13m) Upvc double glazed window to side aspect with obscure glass. White suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under and P shape bath with tiled surround and electric shower. Extractor fan. Tiled floor. Radiator.

OUTSIDE

FRONT

Large block paved driveway offering ample parking for a number of vehicles, edged with a lawned garden area with mature borders. Gated access to rear garden.

REAR GARDEN

A real feature of the property is the beautifully landscaped rear garden featuring; a covered porch area adjoining the side of the property and large paved garden area, a large decked sun terrace runs across the rear of the property enjoying the wonderful south/westerly aspect sunshine. Two steps lead up to a further garden area laid to lawn with a deep border to the rear with an arrangement of trees and shrubs, and path that leads to a large timber summer house and adjoining storage room - with light and power.

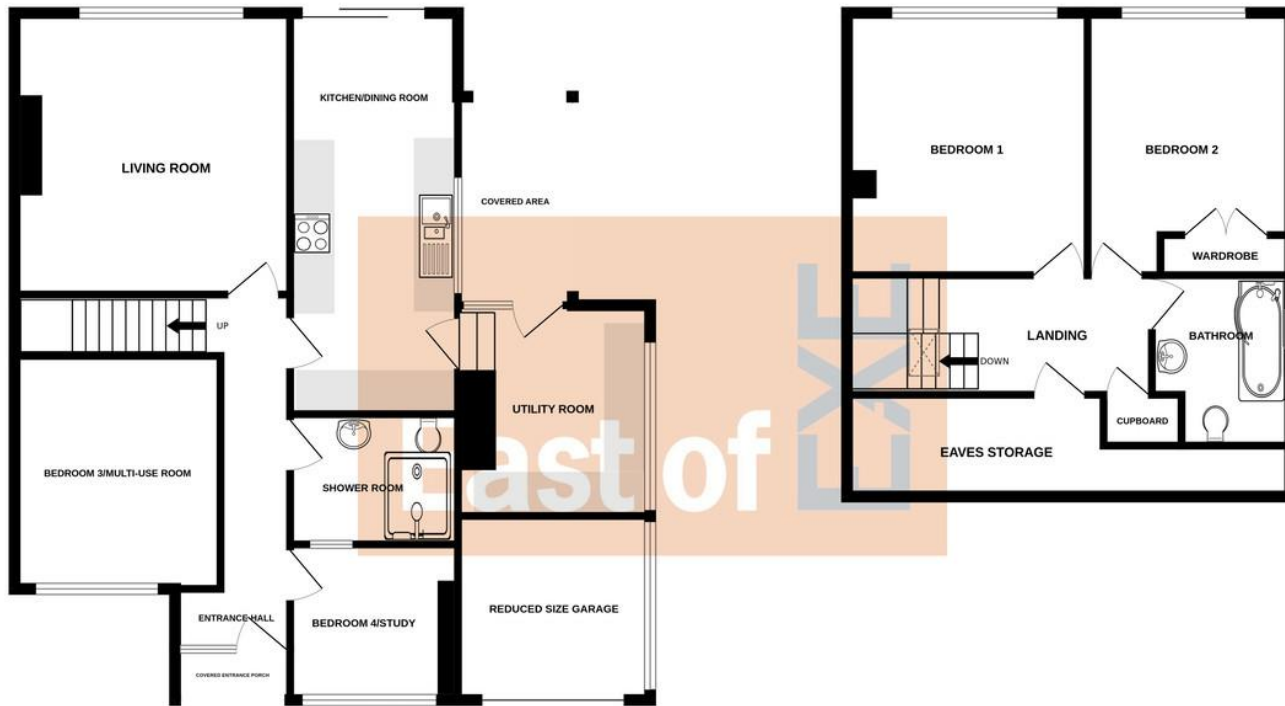
AGENTS NOTES

The property is Freehold.
Council Tax Band: C - Teignbridge District Council



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		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



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