



West of 

Rougemont Court
Exminster £430,000

Rougemont Court

Exminster £430,000

An appealing attached red-brick residence offering three generous double bedrooms and a beautifully enclosed south-facing garden, ideally situated on the edge of the highly sought-after village of Exminster. The property enjoys convenient access to a wide range of village amenities, the Cathedral City of Exeter, and major transport links. Internally, the home provides bright and spacious accommodation with large windows, high ceilings, and an abundance of traditional character throughout, complemented by a peaceful setting surrounded by mature greenery. Further benefits include off-road parking, a single garage, and the advantage of being offered to the market with no onward chain.

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 understair 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

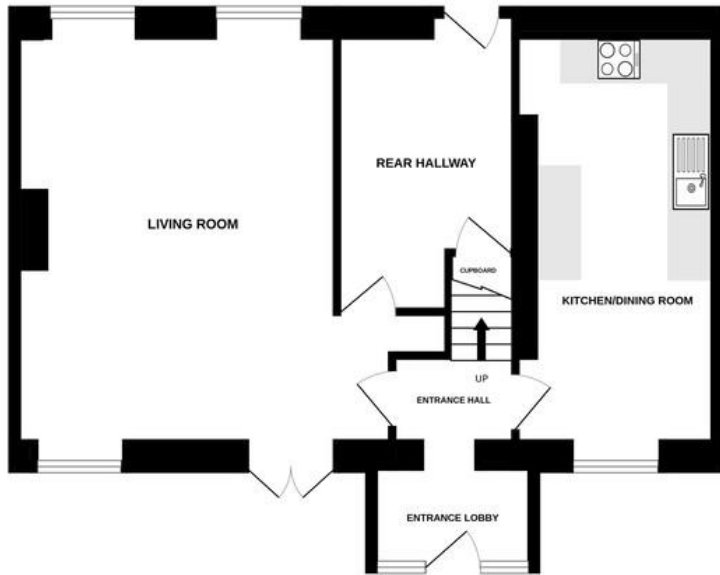
Open rear garden area laid to lawn with pathway leading to the central communal gardens.

COMMUNAL GARDEN

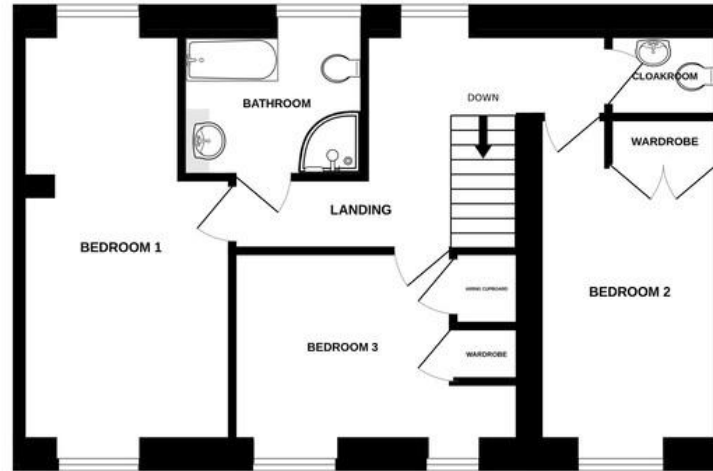
Beautifully maintained central garden area with paved pathway and gravelled areas, well tended flower borders with floral arches and seating areas.



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026



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		

Agents Note: Whilst every care has been taken in the preparation of these sales particulars, they are for general guidance only. All measurements, descriptions and other details are approximate and should not be relied upon as statements of fact. Prospective purchasers must satisfy themselves, as to the accuracy of the information by inspection, measurement or otherwise. If inadvertently omitted or inaccurate details come to light after distribution, East and West of Exe reserves the right to withdraw, amend and reissue this brochure without notice or liability for any financial loss prior to exchange of contracts. East and West of Exe has no authority to make legal representations or warranties in relation to the property, including but not limited to boundaries, environmental matters, planning, building regulations and title matters, and cannot enter into any contract on behalf of the Vendor. All offers are subject to contract and the Vendor reserves the right to refuse any offer without giving reason. We do not accept responsibility for any expenses incurred by prospective purchasers at any stage of the transaction, in relation to properties that have been sold, let, or withdrawn. These particulars are prepared in accordance with the Consumer Protection from Unfair Trading Regulations (2008) and the Business Protection from Misleading Marketing Regulations (2008). Any material information known to the agent has been disclosed; however, buyers must make their own enquiries to confirm any details that are material to their purchasing decision.



EXETER OFFICE
18 Southernhay West Exeter EX1 1PJ
Tel: 01392 833999
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

EAST DEVON OFFICE
61 Fore Street Topsham Exeter EX3 0HL
Tel: 01392 345070
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

WEST OF EXE OFFICE
Main Road Exminster EX6 8DB
Tel: 01392 833999
enquiries@westofexe.co.uk
www.westofexe.co.uk