



West of 

Milbury Farm Meadow
Exminster £375,000

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A beautifully presented and versatile four/five-bedroom semi-detached home, offering bright and spacious accommodation throughout, ideally situated within easy reach of the village amenities. This impressive property features a superb open-plan living and dining area flowing seamlessly into a contemporary kitchen/breakfast room, together with an additional reception room providing flexible living options, including a potential fifth bedroom, home office, or playroom. To the first floor are four generously proportioned bedrooms, including an excellent principal bedroom with dressing area and en-suite facilities, complemented by a stylish modern family bathroom. Outside, the property boasts an attractively landscaped south-facing rear garden, a reduced-size garage suitable for storage, and driveway parking for one or two vehicles.

Beautifully presented four/five-bedroom semi-detached home | Bright and spacious accommodation throughout | Highly versatile layout ideal for modern family living | Generous open-plan living and dining room | Contemporary kitchen/breakfast room | Additional reception room with potential fifth bedroom use | Four well-proportioned first-floor bedrooms | Principal bedroom with dressing area and en-suite | Attractive landscaped south-facing rear garden | Reduced-size garage and driveway parking for one/two vehicles



APPROACH

Covered entrance canopy. Composite front door to entrance hallway. Outside light.

ENTRANCE HALLWAY

Light and spacious entrance hallway with stairs to first floor and doors to cloakroom and living room.. Full height Upvc double glazed window to front aspect with obscure glass. Radiator. Inset core mat. Telephone point.

CLOAKROOM

6' 2" x 3' 1" (1.88m x 0.94m) Upvc double glazed window to front aspect with obscure glass. Modern white suite comprising; low level w.c. and pedestal hand wash basin. Radiator. Coat hanging space.

LIVING/DINING ROOM

18' 9" x 15' 6" (5.72m x 4.72m) (max) Wonderfully spacious room with Upvc double glazed window to rear and Upvc double glazed french doors opening onto the garden. Three radiators. TV and telephone points. Door to further reception room. Opening through to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

10' 3" x 9' 7" (3.12m x 2.92m) (plus deep bay window) Attractive kitchen with range of base, wall, drawer and larder units in a dark blue 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. Integral dishwasher. Space and plumbing for washing machine. Space for freestanding fridge/freezer. Feature bay window to front aspect with fitted solid wood worktop and space for seating.



FURTHER RECEPTION ROOM

11' 4" x 8' 9" (3.45m x 2.67m) Useful second reception room offering a multitude of uses including a ground floor fifth bedroom with Upvc double glazed window to rear aspect and radiator.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to spacious first floor landing. Hatch to loft space. Door to airing cupboard housing hot water tank and shelf. Doors to bedrooms and bathroom.

BEDROOM 1

10' 4" x 9' 5" (3.15m x 2.87m) (plus door recess) Spacious master bedroom with Upvc double glazed window to rear aspect with outlook over the garden. Radiator. TV point. Opening through to the.....

DRESSING ROOM AREA

8' 4" x 5' 5" (2.54m x 1.65m) Useful room with space to have fitted or freestanding wardrobes. Upvc double glazed window to front aspect with obscure glass. Radiator. Door to en-suite.

EN-SUITE SHOWER ROOM

8' 4" x 3' 9" (2.54m x 1.14m) Modern white suite comprising; low level w.c., pedestal hand wash basin and glass sliding door to large tiled shower enclosure with mixer shower. Part tiled walls. Shaver point. Extractor fan. Ladder style radiator.

BEDROOM 2

12' 9" x 11' 2" (3.89m x 3.4m) (max) Large double bedroom with Upvc double glazed window to front aspect. Radiator.

BEDROOM 3

12' 9" x 11' 2" (3.89m x 3.4m) (max) Further spacious double bedroom with Upvc double glazed window to rear aspect with outlook over the gardens. Radiator.

BEDROOM 4

9' 4" x 7' 0" (2.84m x 2.13m) Fourth good sized bedroom with Upvc double glazed window to rear aspect with outlook over the gardens. Radiator.

BATHROOM

7' 4" x 6' 2" (2.24m x 1.88m) Upvc double glazed window to front aspect with obscure glass. Modern white suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround, glass screen and mixer shower. Ladder style radiator. Part tiled walls. Extractor fan. Tile effect laminate flooring.

OUTSIDE

FRONT

REDUCED SIZE GARAGE

9' 0" x 8' 2" (2.74m x 2.49m) Up and over door to reduced size garage. Light and power.

REAR GARDEN

A beautifully landscaped and enclosed rear garden offering an excellent degree of privacy and a wonderful balance of lawn and patio space. The garden is thoughtfully designed with a generous paved terrace, ideal for outdoor dining and entertaining, complete with a pergola draped in mature climbing plants creating an attractive seating area. The level lawn is bordered by mature trees, established shrubs and colourful planting beds, providing year-round interest and a peaceful setting. Raised sections and well-maintained boundaries enhance the sense of space, while the mix of paved and planted areas makes the garden both practical and visually appealing. A charming and private outdoor retreat perfectly suited for relaxing, family use and al fresco living.

AGENTS NOTES:

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

Tenure: Freehold.

Council Tax Band: D

Council: Teignbridge District Council

Green Space Charge: £280 per annum

Parking: Driveway parking for one/two vehicles

Garden: Enclosed generous sized garden

Electricity: Mains

Gas: Mains

Heating: Gas central heating

Water Supply: Mains

Sewerage: Mains

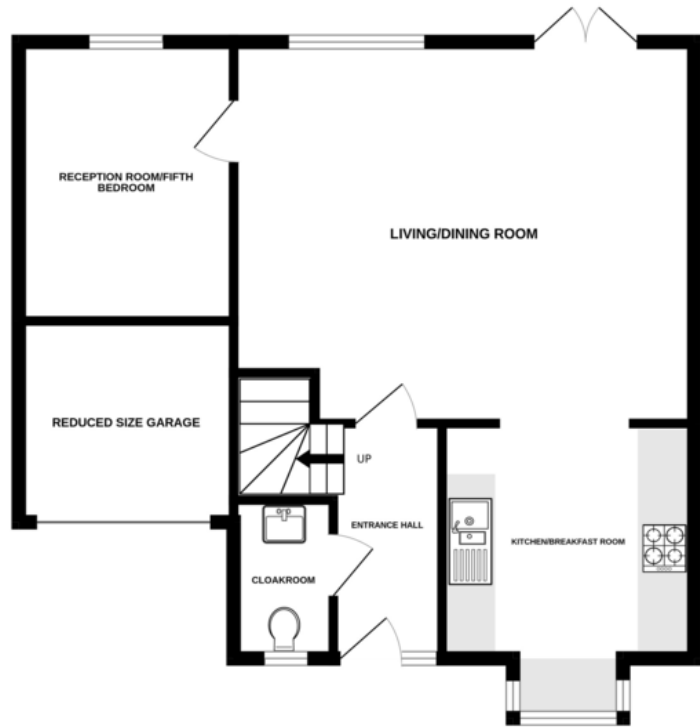
Broadband: Standard – Super fast fibre

Mobile Signal: Various networks currently showing available including EE and Vodafone

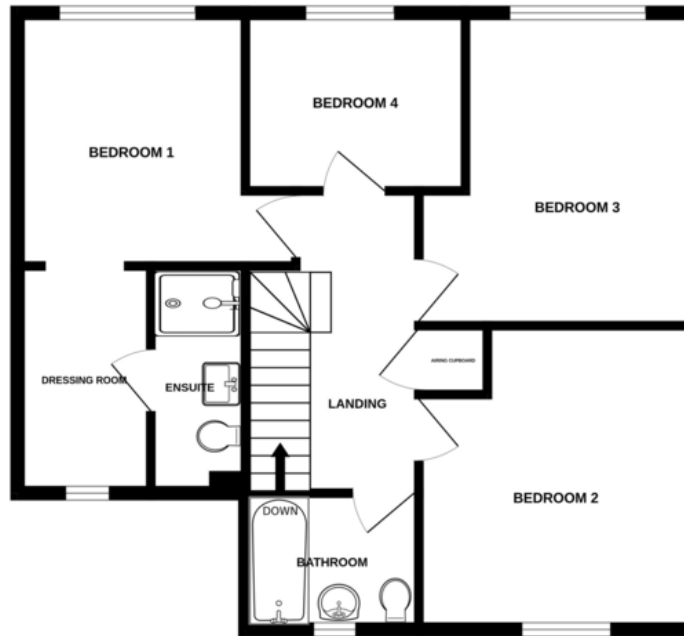
Standard 3 Mbps 0.5 Mbps



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	79 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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