



West of 

Brunel View

Exminster

£625,000

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Superbly spacious three-storey detached family home situated on a large plot within a desirable residential location in the popular village of Exminster. This attractive red-brick property offers generous and flexible accommodation arranged over three floors, including two reception rooms, large kitchen/breakfast room, four double bedrooms - two with en-suite and modern bathroom. The property benefits from large front and rear gardens with glimpses over the river Exe towards Topham. There is driveway parking and large attached garage with further benefits including; solar panels, air heat source pump and car charging point.

Stunning three storey detached house | Light and spacious accommodation | Four large double bedrooms - two with en-suite | Two reception rooms | Attractive kitchen/breakfast room | Master bedroom with dressing room and en-suite | Modern bathrooms | Large front and rear gardens | Driveway parking and large garage | Solar panels, Air source heat pump and car charging point

APPROACH

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

ENTRANCE HALLWAY

Spacious entrance hallway with attractive tiled floor and stairs to first floor. Full height window to front aspect with obscure glass. Radiator. Door to under stair storage cupboard. Doors to dining/family room, kitchen/breakfast room and cloakroom.

CLOAKROOM

6' 6" x 4' 2" (1.98m x 1.27m) Good sized cloakroom with space for coat hanging. Modern white suite comprising; low level w.c. and pedestal hand wash basin with tiled splash back. Radiator. Matching ceramic tiled floor. High level window to side aspect with obscure glass.

DINING/FAMILY ROOM

17' 6" x 11' 1" (5.33m x 3.38m) Lovely light and spacious room with large triple bi-fold doors opening onto the garden and further two Upvc double glazed windows to the front aspect. Two radiators. TV point.

KITCHEN/BREAKFAST ROOM

15' 7" x 14' 2" (4.75m x 4.32m) (max) Attractive kitchen/breakfast room with modern fitted kitchen in a high gloss cream finish offering an excellent range of base, wall, drawer and larder units. Wood effect worktops with matching upstands and inset stainless steel sink. Feature bay style window to the side with Upvc double glazed windows and two further Upvc double glazed windows to the front aspect. Matching island with cupboards and drawers under plus space for seating. Integral appliances include; eye-level double oven and induction hob, fridge/freezer and washing machine. Two radiators. Part glazed door to side leading to the driveway. Matching ceramic tiled floor. Extractor fan.

FIRST FLOOR

STAIRS/LANDING

Stairs from the entrance hallway lead up to a bright double aspect first floor landing with Upvc double glazed windows to front and rear aspect. Door to storage cupboard complete with hanging rail. Doors to living room, bedrooms 1 and 4, and bathroom.

LIVING ROOM

17' 6" x 14' 1" (5.33m x 4.29m) (max) Beautiful light triple aspect room with Upvc double glazed windows to front, side and rear aspect. Two radiators. TV and telephone points.

BEDROOM 1

13' 7" x 10' 3" (4.14m x 3.12m) Spacious master bedroom with Upvc double glazed window to side aspect. Radiator. TV and telephone points. Hatch to loft space. Opening through to the dressing room area.



DRESSING ROOM

7' 5" x 4' 8" (2.26m x 1.42m) (max to back of wardrobes) Useful dressing room with triple sliding doors to built-in wardrobes complete with hanging rails and shelving. Upvc double glazed window to side aspect with outlook over the garden and glimpses of the River Exe and Topsham beyond. Radiator. Door to en-suite.

EN-SUITE

7' 1" x 4' 7" (2.16m x 1.4m) Upvc double glazed window to side aspect. Modern white suite comprising; low level w.c., pedestal hand wash basin and glass folding door to large tiled shower enclosure with mixer shower. Tiled floor. Ladder style radiator. Extractor fan. Shaver point. Part tiled walls.

BEDROOM 4

11' 5" x 11' 3" (3.48m x 3.43m) (max to back of wardrobes) Good sized fourth double bedroom with two Upvc double glazed windows to front aspect and outlook over the garden. Radiator. Sliding doors to range of built-in wardrobes.

BATHROOM

10' 1" x 5' 5" (3.07m x 1.65m) (max) Upvc double glazed window to side aspect with obscure glass. Modern white suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround, mixer shower and glass shower screen. Shaver point. Tiled floor. Extractor fan. Part tiled walls. Ladder style radiator. Door to large airing cupboard complete with shelving.

SECOND FLOOR

STAIRS/LANDING

Stairs from first floor landing to spacious second floor landing with Velux ceiling window and doors to bedroom 2 and 3. Some height restriction. Radiator.

BEDROOM 2

15' 5" x 11' 0" (4.7m x 3.35m) (some height restriction) Spacious double bedroom with Upvc double glazed window to front aspect. Radiator. Door to storage cupboard. Door to en-suite.

EN-SUITE

10' 4" x 5' 0" (3.15m x 1.52m) (max) Modern white suite comprising; low level w.c., hand wash basin set in tiled plinth and glass folding door to tiled shower enclosure with mixer shower. Part tiled walls. Extractor fan. Shaver point. Ladder style radiator. Tiled floor.

BEDROOM 3

15' 5" x 11' 2" (4.7m x 3.4m) (some height restriction) Large double bedroom with Upvc double glazed windows to side and rear aspect. Radiator. Telephone points. Door to storage cupboard.

OUTSIDE

FRONT

The property has a wonderful large expanse of lawn edged with mature hedgerow and an attractive stone wall, shaded by a magnificent old oak tree and a gate leading to the rear garden. To the other side of the property is a tarmac driveway leading to a large attached garage and car charging point.

GARAGE

21' 3" x 9' 6" (6.48m x 2.9m) Up and over door to large attached garage with light and power, plus utility space with space for dryer. Floor standing hot water tank and workings linked to the air source heat pump. Part glazed pedestrian door to the rear garden.

REAR GARDEN

The property enjoys a generous rear garden with a gentle sloping lawn, thoughtfully laid out to make the most of its elevated position and open outlook. Directly from the house is a broad stone-paved terrace, ideal for outdoor dining and entertaining while enjoying far-reaching views across the surrounding greenery. There is a useful Summer House 11'7 x 7'8 (3.53m x 2.13m). Beyond the terrace, the lawn sweeps downwards, to a large wooded area created by the owners who enjoy the local wildlife and offering a peaceful, semi-rural feel with an attractive natural backdrop throughout the seasons. A garden bench and seating areas provide perfect spots to relax and take in the views, while the open lawn offers excellent versatility for families, gardening, or simply enjoying the tranquil setting. The elevated aspect ensures the garden feels private, sunny, and connected to the surrounding landscape.

AGENTS NOTES

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

Tenure: Freehold.

Council Tax Band: F

Council: Teignbridge District Council

Parking: Garage with one parking space in front

Garden: Large front and rear gardens

Electricity: Mains

Heating: Air source heat pump

Water Supply: Mains

Sewerage: Mains

Broadband: Standard - Highest available download speed is 3 Mbps and Highest available upload speed is 0.5 Mbps. Faster speeds available at cost.

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

Standard 3 Mbps 0.5 Mbps





Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	81	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Full energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
	www.epc4u.com	

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