



Old Quarry Drive
Exminster £295,000

West of 

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Beautifully presented three bedroom modern home situated in a highly popular residential area of the village of Exminster. This superb property features; light and spacious lounge with French doors opening onto the garden, further spacious kitchen/dining room with modern fitted kitchen, downstairs cloakroom, three good sized bedrooms - master with ensuite, larger than average level rear garden and driveway parking for two vehicles.

Modern village home | Three bedrooms | Light and spacious lounge | Spacious kitchen/dining room | Downstair cloakroom | Master bedroom with en-suite | Modern bathroom | Generous sized level rear garden | Driveway parking for two vehicles | Close to village amenities

PROPERTY DETAILS:

APPROACH

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

ENTRANCE HALLWAY

Attractive entrance hallway with quality wood effect Karndean flooring. Radiator. Telephone points. Stairs to first floor. Recess spotlights. Door to deep storage cupboard. Doors to cloakroom, kitchen/dining room and lounge.

CLOAKROOM

6' 0" x 2' 10" (1.83m x 0.86m) Upvc double glazed window to front aspect with obscure glass. Modern white suite comprising of; low level w.c. and hand wash basin with tiled splashback. Radiator. Extractor fan.

KITCHEN/DINING ROOM

14' 5" x 8' 8" (4.39m x 2.64m) Spacious kitchen/dining room with Upvc double glazed window to front aspect. Modern fitted kitchen with range of base and wall units in high gloss white finish. Worktop with matching upstand and inset stainless steel sink. Integral single electric oven and ceramic hob with cooker hood over. Space and plumbing for washing machine and dishwasher. Integral fridge and freezer. Concealed worktop and above unit lighting. Radiator. Recess spotlights. Matching quality Karndean wood effect flooring.



LOUNGE

15' 6" x 12' 6" (4.72m x 3.81m) Light and spacious lounge with Upvc double glazed window to rear aspect and Upvc double glazed French doors to garden. Two radiators. TV and telephone points. Recessed spotlights. Matching quality Karndean wood effect flooring.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to first floor landing with Upvc double glazed window to side aspect. Hatch to loft space. Radiator. Recessed spotlights. Doors to bedrooms and bathroom.

BEDROOM 1

12' 9" x 8' 9" (3.89m x 2.67m) Attractive master bedroom with Upvc double glazed window to front aspect. Radiator. TV and telephone points. Sliding mirror doors to built-in double wardrobe complete with hanging rail and shelf. Door to en-suite.

EN-SUITE

8' 10" x 3' 1" (2.69m x 0.94m) Modern white suite comprising; low level w.c., hand wash basin and glass folding door to tiled shower enclosure with electric shower over. Part tiled walls. Ladder style radiator. Recessed spotlights. Extractor fan. Shaver point.

BEDROOM 2

10' 9" x 8' 10" (3.28m x 2.69m) (max) Further spacious double bedroom with Upvc double glazed window to rear aspect. Radiator.

BEDROOM 3

7' 6" x 7' 2" (2.29m x 2.18m) Upvc double glazed window to rear aspect. Radiator.

BATHROOM

9' 5" x 6' 5" (2.87m x 1.96m) Two Upvc double glazed windows to front aspect with obscure glass. Modern white suite comprising; low level w.c., hand wash basin and bath with tiled surround, glass screen and mixer shower over, plus mixer tap with shower head attachment. Tiled effect laminate flooring. Recessed spotlights. Extractor fan. Shaver point. Door to airing cupboard housing gas boiler and shelving.

OUTSIDE

FRONT

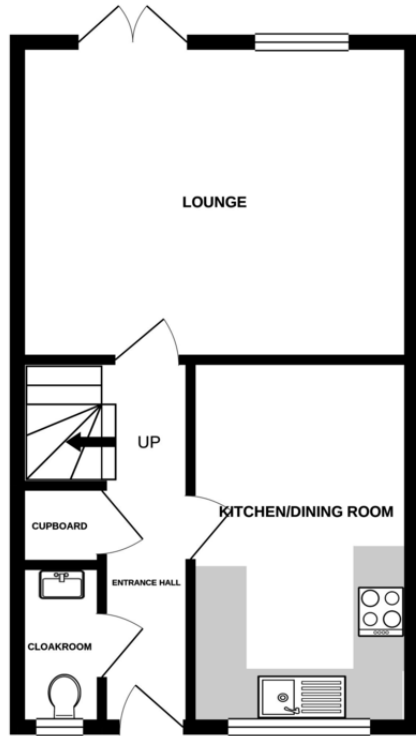
Block paved driveway to side of property offering parking for two vehicles. Gate to rear garden.

REAR GARDEN

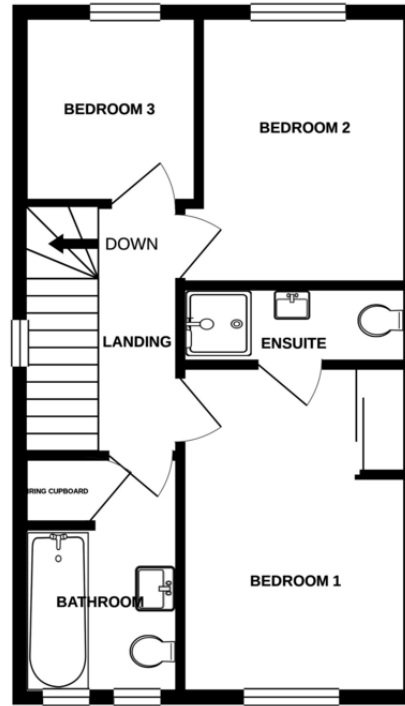
Good sized level rear garden mainly laid to lawn and edged with mature borders, leading onto a composite decked sun terrace. Paved patio adjoining the rear of the property and garden shed. Outside tap. Outside lighting.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC
		WWW.EPCAU.COM

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



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