



West of 

Eager Way

Exminster

£650,000



# Eager Way

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A beautiful and impressively spacious four double bedroom detached family home, situated on the edge of this highly popular village. This lovely property features; large living room and separate dining room, study, downstairs cloakroom, wonderfully spacious kitchen/breakfast room, two bedrooms with en-suite shower rooms, and modern bathroom. Further features are; lovely sized southerly facing rear garden, double garage and double driveway with fitted charger point for electric car, and privately owned solar panels. The property is Chain Free.

Wonderful detached property | Four double bedrooms |  
Three reception rooms | Large kitchen/breakfast room |  
Downstair cloakroom | Two of the bedrooms with en-suites  
| Modern bathroom | Double garage and driveway for two  
vehicles | Large southerly facing rear garden | Chain Free

#### PROPERTY DETAILS:

##### APPROACH

Composite double glazed door to entrance lobby. Outside light.

##### ENTRANCE LOBBY

Bright attractive entrance lobby with full height double glazed window to front aspect with obscure glass. Radiator. Inset mat. Recess spotlight. Quality engineered oak flooring. Archway to entrance hallway. Door to cloakroom.

##### CLOAKROOM

7' 5" x 3' 3" (2.26m x 0.99m) Upvc window to front aspect with obscure glass. Modern white suite comprising; low level w.c. and hand wash basin set in vanity unit with cupboard and shelving. Chrome ladder style radiator. Matching quality engineered oak flooring.

##### ENTRANCE HALLWAY

Spacious entrance hallway with matching quality engineered oak flooring. Coved ceiling. Stairs to first floor. Door to coat cupboard. Useful push open understair storage system. Doors to living room, dining room, study and kitchen/breakfast room.

##### LIVING ROOM

21' 1" x 11' 5" (6.43m x 3.48m) Wonderfully spacious living room with Upvc double glazed window to front aspect. Coved ceiling. Two radiators. TV and telephone points. Quality engineered oak flooring. Double doors to dining room.

##### DINING ROOM

11' 6" x 11' 6" (3.51m x 3.51m) Further spacious room with Upvc double glazed french doors and full height windows to rear aspect. Coved ceiling. Radiator. Quality engineered oak flooring. Inset mat. Door to entrance hallway.

##### STUDY

8' 6" x 7' 6" (2.59m x 2.29m) Good sized study with Upvc double glazed window to rear aspect. Coved ceiling. Radiator. Fitted wood effect worktop and shelving. Telephone point. Fitted safe.





#### KITCHEN/BREAKFAST ROOM

20' 3" x 18' 5" (6.17m x 5.61m) (max) Light and spacious kitchen/breakfast room with two Upvc double glazed windows to rear aspect with outlook over the garden. Modern fitted kitchen with excellent range of base, wall, drawer, larder and display units in Beige colour finish. Wood effect worktop with tiled surround and inset stainless steel sink with Britta water filter system. Integral appliances feature; electric double oven, 5 ring gas hob with large glass and stainless steel cooker hood over, and dishwasher. Matching breakfast bar with cupboards under. Fitted American style Beko fridge/freezer. Recess spotlights. Modern vertical radiator. Concealed worktop lighting. Upvc part glazed door to side access. Quality grey tiled effect laminate flooring. Internal door to garage.

#### FIRST FLOOR

##### STAIRS/LANDING

Stairs from entrance hallway to first floor landing. Hatch with pull down ladder to part boarded loft space. Door to airing cupboard complete with shelving. Doors to bedrooms and bathroom.

##### BEDROOM 1

14' 6" x 12' 3" (4.42m x 3.73m) (plus deep entrance lobby area) Impressive master bedroom with entrance lobby area with door to en-suite and archway through to the bedroom. Very large master bedroom with Upvc double glazed window to front aspect. Two radiators. Sliding doors to range of quality fitted wardrobes complete with hanging, shelving, drawers and shoe storage.

##### EN-SUITE

7' 5" x 7' 1" (2.26m x 2.16m) (max) Upvc double glazed window to front aspect with obscure glass. Modern white suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under and glass door to tiled shower enclosure with electric shower over. Extractor fan. Shaver point. Recess spotlights. Chrome ladder style radiator.

##### BEDROOM 2

11' 4" x 9' 8" (3.45m x 2.95m) Further spacious double bedroom with Upvc double glazed window to rear aspect. Radiator. Sliding doors to quality built-in wardrobe complete with hanging, shelving, and drawer storage system. Fitted wood effect workstation and shelving. Door to en-suite.

##### EN-SUITE

7' 6" x 4' 7" (2.29m x 1.4m) (max) Upvc double glazed window to side aspect with obscure glass. Modern white suite comprising; low level w.c. and hand wash basin set in vanity unit with cupboard under. Glass door to tiled shower enclosure with mixer shower over. Chrome ladder style radiator. Extractor fan. Shaver point.

##### BEDROOM 3

13' 7" x 8' 6" (4.14m x 2.59m) Good size double bedroom with Upvc double glazed window to front aspect. Radiator. Fitted collapsible workstation. Door to built-in wardrobe complete with hanging rail and shelf.

##### BEDROOM 4

11' 8" x 7' 6" (3.56m x 2.29m) Double bedroom with Upvc double glazed window to rear aspect. Radiator.

##### BATHROOM

7' 6" x 7' 1" (2.29m x 2.16m) (max) Upvc double glazed window to rear aspect with obscure glass. Modern white suite comprising; low level w.c. and hand wash basin set in vanity unit with cupboard under, and P shaped bath with tiled surround, glass shower screen and electric shower over. Chrome ladder style radiator. Shaver point. Extractor fan. Recess spotlights.

#### OUTSIDE

##### FRONT

Open fronted garden laid to lawn with tarmac double driveway offering parking for a couple of vehicles and wall mounted Zappi electric car power charging point. Path and gate to side access.

##### DOUBLE GARAGE

16' 9" x 16' 9" (5.11m x 5.11m) Twin electronic remote controlled roller doors to large double garage. Range of fitted base and wall units in wood finish. Roll-edge worktop with inset stainless steel sink and space, and plumbing under for washing machine. Hatch to loft space.

##### REAR GARDEN

A real feature of the property is the large southerly facing rear garden with paved patio area adjoining the rear of the property partly covered by a lovely wooden pergola. Attractive lawned garden area with raised bed and edged by borders stocked with a variety of trees and shrubs. Fitted summerhouse. Outside tap. Further side garden area housing a timber shed and further storage container.

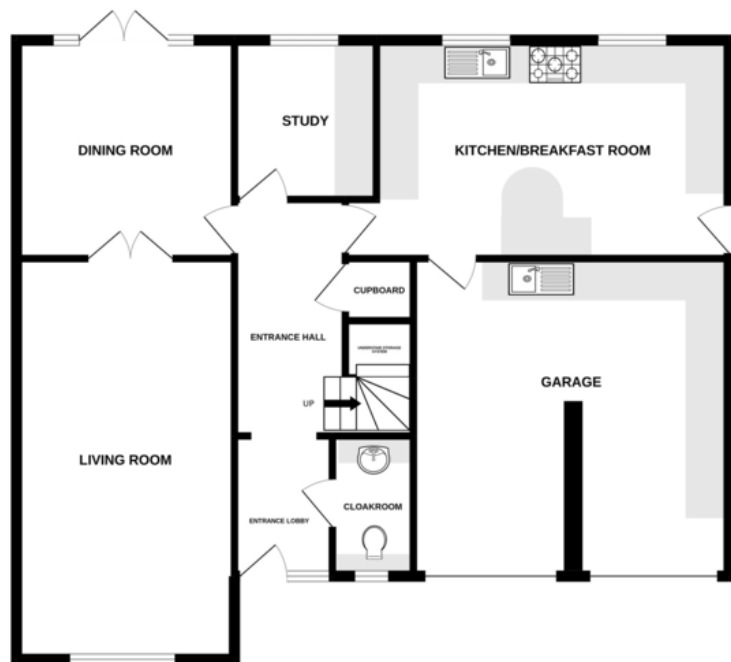
##### AGENTS NOTES:

The property is Freehold and is Chain Free.  
Council Tax Band F with Teignbridge District Council.  
Solar panels are privately owned.

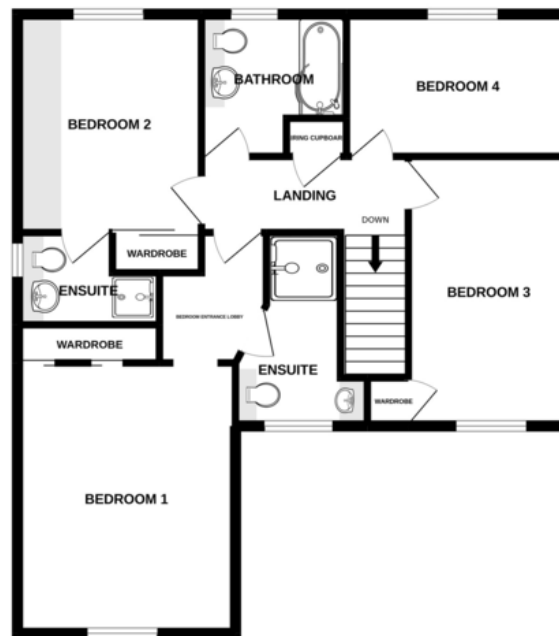




GROUND FLOOR



1ST FLOOR



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+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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



**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

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