



West of 

Berrybrook Meadow  
Exminster £450,000



# Berrybrook Meadow

## Exminster £450,000

Beautifully presented three bedroom detached house situated on a corner plot with two generous sized south facing gardens both with open aspects and offering a good degree of privacy, detached garage and driveway parking for up to two vehicles - plus scope for further extending (subject to consents). This well presented property has undergone a series of improvements including replacement windows throughout, new combi boiler and features; light and spacious living room with arch through to further spacious dining room, modern fitted kitchen with quality recently replaced Ashgrove kitchen and downstairs cloakroom. On the first floor are three good sized bedrooms - master with newly replaced ensuite and newly replaced modern bathroom.

Attractive detached property | Three bedrooms | Light and spacious living room | Further spacious dining room | Attractive quality fitted kitchen | Master bedroom with ensuite | Modern bathroom | Driveway parking for two vehicles | Two generous sized south facing garden | Scope for further extending etc

### PROPERTY DETAILS:

#### APPROACH

Covered entrance canopy. Part glazed front door to entrance hallway. Outside light.

#### ENTRANCE HALLWAY

Traditional style hallway with stairs to first floor. Coved ceiling. Radiator. Push release doors to understair cupboard. Doors to living room, kitchen and cloakroom.

#### CLOAKROOM

5' 8" x 2' 9" (1.73m x 0.84m) Upvc double glazed leaded window to front aspect with obscure glass. Newly refurbished modern white suite comprising; low level w.c. and hand wash basin set in vanity unit with cupboard under. Tiled floor. Radiator.

#### LIVING ROOM

13' 8" x 11' 4" (4.17m x 3.45m) (plus bay window) Light and spacious living room with feature Upvc double glazed leaded bay window to front aspect. Coved ceiling. Feature polished stone fireplace and hearth with newly fitted Gasco log effect gas fire. Radiator. TV and telephone points. Arch to dining room.

#### DINING ROOM

10' 6" x 8' 7" (3.2m x 2.62m) Further light and spacious room with large Upvc double glazed sliding patio door to garden. Coved ceiling. Radiator. Door to kitchen.

#### KITCHEN

10' 4" x 9' 2" (3.15m x 2.79m) (max) Attractive kitchen with Upvc double glazed window to rear aspect with outlook over the garden. Newly fitted quality Ashgrove kitchen with a range of base, wall and drawer units in a high gloss grey finish with push release doors. Granite worktops with matching upstands and inset stainless steel sink and carved granite drainer. Integral NEFF electric oven and induction hob with extractor hood over. Integral NEFF fridge, freezer, washing machine and microwave. Concealed worktop lighting. Recess spotlights. Radiator. Part glazed Upvc door to side access.





## FIRST FLOOR

### STAIRS/LANDING

Stairs from entrance hallway to a light and spacious first floor landing with Upvc double glazed window to side aspect. Hatch to loft space with pull down ladder and light. Doors to bedrooms and bathroom.

### BEDROOM 1

12' 2" x 11' 2" (3.71m x 3.4m) (plus bay window) Spacious master bedroom with feature bay window with Upvc double glazed leaded windows to front aspect. Radiator. Range of quality fitted bedroom furniture comprising; wardrobes, shelving and drawer units. Telephone point. Door to en-suite.

### EN-SUITE

7' 9" x 3' 2" (2.36m x 0.97m) Upvc double glazed window to side aspect with obscure glass. Newly refurbished modern white suite comprising; low level w.c., hand wash basin set in vanity unit with drawer under and glass folding door to large shower enclosure with mixer shower with large fixed shower head and additional handset. Extractor fan. Tiled effect laminate floor. Recess spotlights. Shaver point. Duel fuel chrome ladder style radiator.

### BEDROOM 2

11' 3" x 9' 1" (3.43m x 2.77m) (plus door recess) Further spacious double bedroom with Upvc double glazed window to rear aspect. Radiator.

### BEDROOM 3

9' 0" x 6' 9" (2.74m x 2.06m) Good sized single bedroom with Upvc double glazed window to rear aspect. Radiator. Wood effect laminate flooring.

### BATHROOM

8' 9" x 6' 9" (2.67m x 2.06m) (max) Attractive newly refurbished bathroom with Upvc double glazed leaded window to front aspect. Modern white suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under and bath with tiled surround, mixer tap and shower head handset. Extractor fan. Recess spotlights. Shaver point. Tiled effect laminate floor. Duel fuel chrome ladder style radiator. Door to airing cupboard housing newly fitted combi gas boiler and shelving.

## OUTSIDE

### FRONT

Front garden area laid to lawn with path to front and side entrance doors and tarmac driveway to side offering parking for a couple of vehicles leading to the garage.

### GARAGE

17' 0" x 8' 6" (5.18m x 2.59m) Electronic up and over door to single detached garage with light, power and water supply. Window to rear. Eaves storage.

### REAR GARDENS

A real bonus of this property is that it has two south facing garden areas - one leading off from the rear of the property tastefully landscaped with a timber decked area and circular lawn edged with beds, borders and pathways which lead across behind the garage to a further generous sized garden which has been lovingly landscaped with beds and borders stocked with plants and shrubs to attract wildlife and insects plus vegetable and fruit beds. Fitted garden shed. Outside tap and electric points. There is also a further enclosed space for bin storage and general storage.

### AGENTS NOTES:

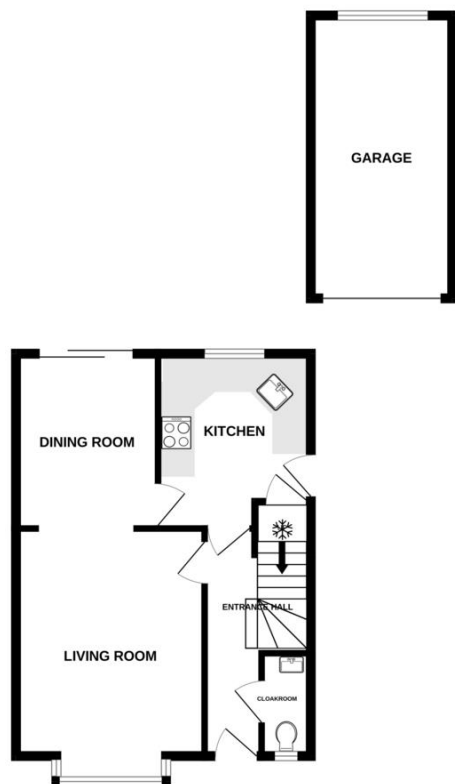
The property is freehold.

Council Tax Band: D - Teignbridge District Council





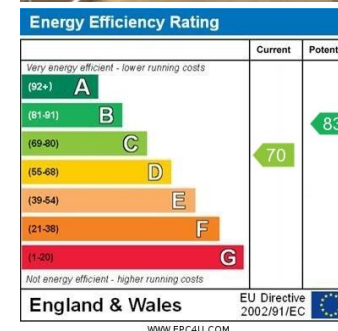
GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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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



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