



East of   
ESTATE AGENTS

10 Couper Meadows  
Exeter £650,000

# 10 Couper Meadows

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This striking and substantial detached property is a tucked away in a private cul-de-sac in the sought after area of Clyst Heath. Overlooking the open park lands of Digby, this property offers five bedrooms and three bathrooms on the first floor, whilst on the ground floor are two sumptuous reception rooms, utility room, office, cloak room and an impressive open planed kitchen / breakfast room. Number 10 Couper Meadow has been carefully refurbished with the use of natural materials in mind to offer magnificent, tumbled marbling floor on the ground floor and solid oak floors to the first floor along with solid oak internal door throughout. The beautiful south-west facing rear garden has been planted with a multitude of Japanese Acers providing wonderful spring foliage and extraordinary autumnal colours.

## Substantial Detached House

- | Five Bedrooms Including Two En-suites
- | Large Kitchen/breakfast Room
- | Spacious Living Room | Dining Room | Office/Study
- | Family Bathroom & Ground Floor Cloakroom
- | Utility Room | South-West Facing Rear Garden
- | Double Garage

### APPROACH

Number 10 Couper Meadow is tucked away in a private cul-de-sac in the sought after area of Clyst Heath, overlooking the open park lands of Digby. To the front is a small garden planted with a range of shrubs with a path behind to the front door with storm porch over head.

### ENTRANCE LOBBY

A spacious entrance lobby awaits with coat storage and door into the reception hall beyond.

### RECEPTION HALLWAY & CLOAKROOM

This is where we begin to see the grandeur and finish of this property. Underfoot is beautiful tumbled marble flooring that leads off and continues into the reception rooms, and all the doors throughout the property are solid oak with cast-iron handles and finished with bees wax. Off to the side is the cloak room fitted with a matching white W.C and wash basin.

### DINING ROOM 3.87m by 3.53m

First off to the left is a spacious dining room with a pair of interconnecting French doors to the sitting room and a large window framing the front garden.



**SITTING ROOM** 5.53m by 4.52m

Next along is the impressive sitting room with its open coal effect gas fire set into a marble surround and hearth with ornate white mantle, and a striking set of patio doors that open out onto the beautiful rear garden.

**KITCHEN/BREAKFAST ROOM** 5.98m by 3.44m

The magnificent open kitchen and breakfast room has been fitted with an impressive Italian oak kitchen with solid granite worktops, double Belfast sink and a striking Range Master cooker, and all finished with decorative wall tiling. From the breakfast room a pair of French doors open out on to the garden beyond.

**UTILITY**

Off to the side the utility room has fitted to match the main kitchen with a second Belfast sink and thick heavy butchers block shelving. A glazed door leads out to the garden and gives access to the rear of the garage.

**OFFICE/STUDY** 2.47m by 2.46m

Just to the side of the front doors is the spacious study which overlooks the front of the property.

**FIRST FLOOR LANDING**

The grandeur of this property continues up onto the first floor with an impressive first floor landing with the most exceptional solid oak flooring that runs throughout.

**BEDROOM FOUR** 2.90m by 2.20m

First off the landing is bedroom 4, a spacious single with views out over the open park of Clyst Heath.

**BEDROOM TWO (with En-Suite)** 3.85m by 3.54m

The second bedroom is an impressive, light and airy room with built-in wardrobe storage and with beautiful views out across the open park opposite. Attached is a spacious en-suite fitted with matching white W.C and basin and shower cubicle all finished with floor to ceiling white tiles with decorative blue dado rail tiling.

**FAMILY BATHROOM** 2.58m by 2.17m

The family bathroom has been fitted with a corner bath and matching white W.C and hand basin and finished with floor to ceiling white tiles with decorative dado rail tiling.

**BEDROOM THREE** 4.34m by 3.22m

A lovely spacious double room with views out across the rear garden.

**BEDROOM FIVE** 2.72m by 2.52m

Naturally the smaller of the rooms, bedroom five is still a spacious single room with views out over the rear garden.

**MASTER BEDROOM** 4.80m by 3.50m

The master bedroom is an impressive light and spacious room with a pair of south facing windows looking out over the rear garden. Fitted wardrobes sit to the end of the room and to the side is an en-suite with a bath with shower over the top, and white W.C and basin vanity unit.

**REAR GARDEN**

The delightful south facing rear garden sits around an oval central lawn with sand stone paved patio out from the kitchen. Around the edges the beautifully maintained borders have been planted with 28 Japanese Acers which provide beautiful foliage from spring onwards changing to extraordinary autumnal colours.

**GARAGE** 5.12m by 4.90m

The double garage to the side offers ample parking to the front and is fitted with both light and power with two up-over doors to the front and rear door to the garden. .



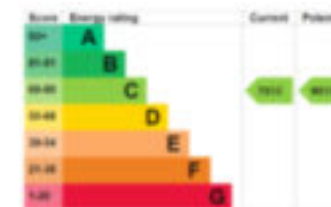
GROUND FLOOR  
1171 sq ft. (108.8 sq.m.) approx.



1ST FLOOR  
958 sq ft. (89.0 sq.m.) approx.



TOTAL FLOOR AREA: 2129 sq ft. (197.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metagis (2022)



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East of **EXE**

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustrative purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.