



West of 

Rougemont Court  
Exminster £550,000



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Impressive and superbly spacious four double bedroom farmhouse conversion with stunning views over the village towards the Exe estuary, Topsham and countryside beyond. This wonderful property with high ceilings and tall sash windows offers light and airy living accommodation featuring: a large double aspect living room, beautiful kitchen/dining/family room, downstairs cloakroom, spacious double bedrooms - master bedroom with en-suite shower room, and bathroom. Outside to the rear is a lovely sized enclosed garden laid to lawn with paved patio area, plus the use of the beautiful maintained communal garden. The property also benefits from a garage located to the front and off-road parking for two vehicles, plus the recently added privately owned solar panels and Eddy Solar heated water system.

Superb spacious character property | Four double bedrooms | Wonderful open plan double aspect kitchen/dining/family room | Quality fitted kitchen | Light and spacious double aspect living room | Downstair cloakroom | Master bedroom with large en-suite | Bathroom | Garage and parking for two vehicles | South/westerly level rear garden and use of wonderful communal garden

## PROPERTY DETAILS:

### APPROACH

Part glazed door to an enclosed entrance porch.

### ENTRANCE PORCH

Windows to front aspect. Coat hanging space. Core matting flooring. Recess spotlight. Glass panel door to entrance hallway.

### ENTRANCE HALLWAY

L-shape entrance hallway with high coved ceiling. Stairs to first floor. Radiator. Door to living room and archway to kitchen/dining/family room.

### KITCHEN/DINING/FAMILY ROOM

19' 0" x 18' 3" (5.79m x 5.56m) (max) Wonderful open plan double aspect room with tall sash windows to front and rear aspect. High coved ceiling with recess spotlights. Quality wood effect laminate floor. Radiator. Fitted kitchen with excellent range of base and wall units in oak wood finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Slot-in freestanding Stoves electric range style cooker with 7 ring gas hob. Space and plumbing for dishwasher. Space for freestanding fridge/freezer. Stable style door to rear garden. Door to understair utility/storage cupboard complete with space and plumbing for washing machine. Door to cloakroom.

### CLOAKROOM

4' 8" x 3' 0" (1.42m x 0.91m) White low level w.c. and hand wash basin set in vanity unity with cupboard under. Part wood panelled walls to dado height.





### LIVING ROOM

18' 3" x 14' 9" (5.56m x 4.5m) Further superbly spacious double aspect room with tall sash windows to front and rear aspect with wonderful views to the front over the village, Topsham and countryside beyond and over the garden to the rear. High coved ceiling and picture rail. Radiator. Feature fireplace with ornate mantle, tiled inset and slate hearth with fitted coal effect gas fire. TV and telephone points.

### FIRST FLOOR

#### STAIRS/LANDING

Stairs from entrance hallway to first floor landing with high coved ceiling. Recess spotlights. Hatch to loft space. Doors to bedrooms and bathroom.

#### BEDROOM 1

18' 9" x 10' 6" (5.72m x 3.2m) (plus door recess) Light and spacious master bedroom with tall sash window to front aspect offering wonderful views over the village towards the river Exe, Topsham and countryside beyond. High coved ceiling and picture rail. Double doors to built-in airing cupboard complete with hot water tank and shelving. Further double doors to built-in wardrobe complete with hanging rail and shelf. Radiator. Feature arched alcove. Door to en-suite.

#### EN-SUITE

9' 4" x 5' 6" (2.84m x 1.68m) Large en-suite with tall sash window to rear aspect with obscure glass to lower sash. High coved ceiling. Fully tiled walls to picture rail height. Recess spotlights. Modern white suite comprising; low level w.c., pedestal hand wash basin and large tiled walk-in shower enclosure with glass screens and mixer shower. Chrome ladder style radiator.

#### BEDROOM 2

11' 7" x 9' 3" (3.53m x 2.82m) Further spacious double bedroom with tall sash window to rear aspect with outlook over the gardens. High coved ceiling and picture rail. Radiator.

#### BEDROOM 3

11' 7" x 9' 0" (3.53m x 2.74m) Spacious double bedroom with tall sash window to front aspect with wonderful far reaching views over the village towards Topsham and the countryside beyond. High coved ceiling. Radiator.

#### BEDROOM 4

9' 0" x 7' 7" (2.74m x 2.31m) Double bedroom with tall sash window to front aspect with views over the gardens. High coved ceiling and picture rail. Radiator.

#### BATHROOM

7' 0" x 6' 7" (2.13m x 2.01m) High coved ceiling and picture rail. Fully tiled walls to picture rail height. White suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround and mixer shower. Recess spotlights. Extractor fan. Radiator. Door to slimline storage cupboard complete with shelving.

### OUTSIDE

#### FRONT

Gravelled driveway leads into a parking and turning area with parking for two vehicles and a single garage. Steps and pathway lead to the front entrance with a front garden area laid to lawn and edged with mature plants and shrubs.

#### GARAGE

18' 3" x 8' 5" (5.56m x 2.57m) Up and over door to garage with light and power, and eaves storage.

#### REAR GARDEN

Generous sized level enclosed south/westerly facing rear garden with large paved patio area adjoining the rear of the property leading onto a lawned garden edged with borders stocked with a variety of well tended plants and shrubs. Gate leading to central communal garden.

#### COMMUNAL GARDEN

Beautifully maintained central garden area with paved pathway and gravelled areas, well tended flower borders with floral arches and seating areas.

#### AGENTS NOTES:

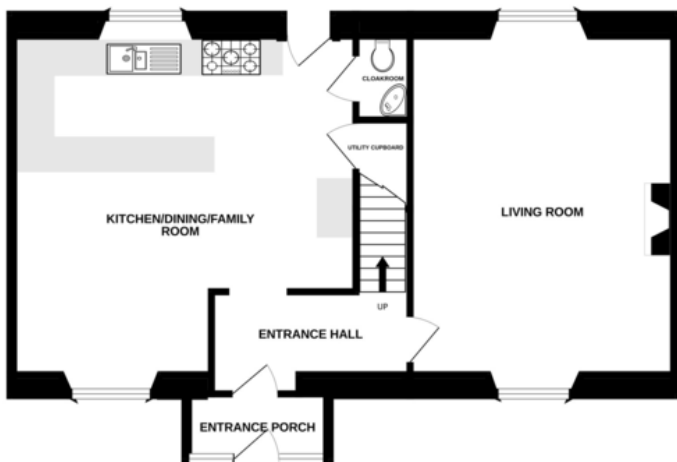
The property is freehold.

We understand there is a small maintenance charge for the upkeep of the communal areas and communal garden of £175 per year.

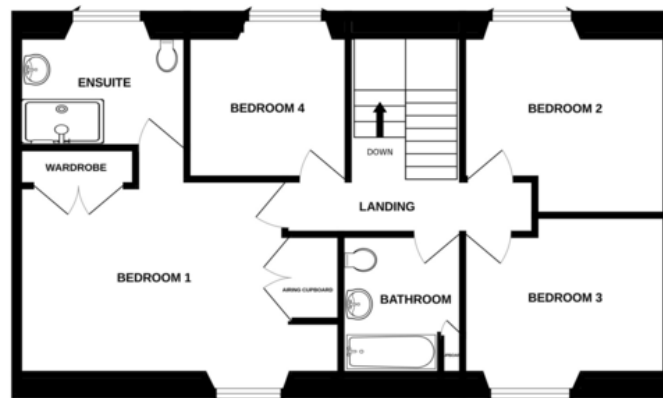




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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EPC TO FOLLOW

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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