





Located in the popular Milbury Farm Meadow development, on the fringe of the highly desirable village of Exminster, is this extended home finished to a high standard. The property has been upgraded both internally and externally, spanning over three floors, and has double glazing & gas central heating throughout.

Exminster is a charming village in Devon, England, located near Exeter. It offers a tranquil setting surrounded by beautiful countryside. The village has a rich history, with traditional buildings and a sense of community. Amenities include local shops, a primary school, and easy access to Exeter for additional services. Transport links are excellent, with nearby major roads and public transportation options. Recreational activities range from golfing to birdwatching.



- ❖ SIGNIFICANTLY IMPROVED THROUGHOUT
- ❖ OFF ROAD PARKING
- ❖ SOUTH WEST FACING GARDEN
- ❖ 5 DOUBLE BEDROOMS / 1 SINGLE
- ❖ BI-FOLD DOORS
- ❖ OPEN PLAN LIVING
- ❖ MODERN KITCHEN
- ❖ MASTER EN SUITE WITH DRESSING AREA
- ❖ MOTIVATED SELLERS

The ground floor has a welcoming hallway with access to the open plan living and downstairs cloakroom. The current owners have extended the home to create a focal point at the rear, providing a fantastic space with room for relaxing and entertaining. Also benefiting from south west facing bi-fold doors, allowing light to flood into the living space, and stylish wooden flooring.

The modern kitchen was fitted just 2 years ago with a double size range cooker, space for large American Style fridge freezer, adequate storage, instant hot water tap and a large breakfast bar. There is also a small walk in pantry great for storage. There is a separate utility room with further storage and room for washing appliances. The dining room has room for a large table and over looks the front of the property through a square bay window.

Upstairs are six well proportioned bedrooms split over 2 floors. The master includes a dressing room area and a stylish en-suite shower room. Four further bedrooms are all spacious doubles, one roomy single room and there is a family three-piece suite bathroom.

To the front of the property there is a driveway in addition to a pebbled front garden finished with some shrubs. To the rear is a very private and attractive low maintenance garden. Benefitting from a south west facing orientation, this garden is a sun trap.



There is artificial lawn, Mediterranean shrubs, patio and decking area. Additional storage is hidden around the corner in a large shed. The garden space is ideal for entertaining family and friends with plenty of room for alfresco dining.

The garage was converted to be the kitchen 2 years ago but they left the door externally to keep aesthetic to the front of the property.







**HALLWAY** Spacious entrance with access to the open plan living, downstairs cloakroom, stairs leading to the first floor.

**KITCHEN** Fitted kitchen, only 2 years old, with matching wall and base units, large breakfast bar and finished with marble worktops. Space for a fitted American Fridge/Freezer, a double size range cooker, integrated dishwasher and microwave. Stylish tiling, downlights and window to the rear. Access to the...



**UTILITY ROOM** Fitted wall and base units with space for appliances.

**LIVING AREA** Spacious area with downlights and large Bi-Fold doors to the rear. Open archway leading into...

**DINING ROOM** Large room with a square bay window.

**CLOAKROOM** Stylish tiled flooring, window to the front, WC and hand wash basin.



**LANDING** Access to all rooms and stairs leading to the second floor.

**BEDROOM 1** Large double bedroom with window, dressing area fitted with sliding door wardrobes leading to...

**EN SUITE** Double size shower cubicle, hand wash basin and WC.

**BEDROOM 2** Double bedroom with window, alcove storage and cupboard.

**BEDROOM 3** Spacious room with window.

**BEDROOM 4** Spacious room with alcove storage, cupboard and window.

**BATHROOM** Three piece suite comprising a bathtub with shower over, hand wash basin, WC and window.

**LANDING** Access to both bedrooms, walk in wardrobe, skylight.

**BEDROOM 5** Large double room with skylight, access to eaves.

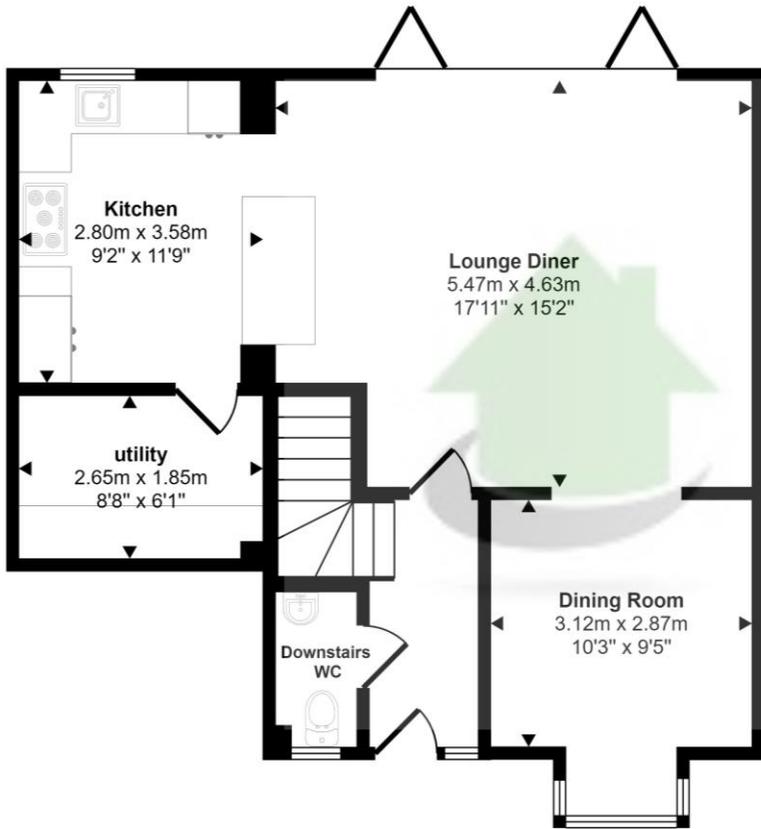
**WALK IN WARDROBE** Storage area with room for hanging clothes and storage unit, skylight window. This room has been plumbed in to be an additional bathroom.

**BEDROOM 6** Double room with skylight window.

**REAR GARDEN** Low maintenance artificial lawn, patio area, water point, 2 large sheds, bordered by Mediterranean style shrubs, patio area, raised decking and side access. Wind out parasol fitted above the Bi-Fold doors.

**FRONT OF PROPERTY** Pebbled with pathway to front door and a tarmacked driveway to the side. Property also has two dedicated parking spaces.

Approx Gross Internal Area  
149 sq m / 1600 sq ft

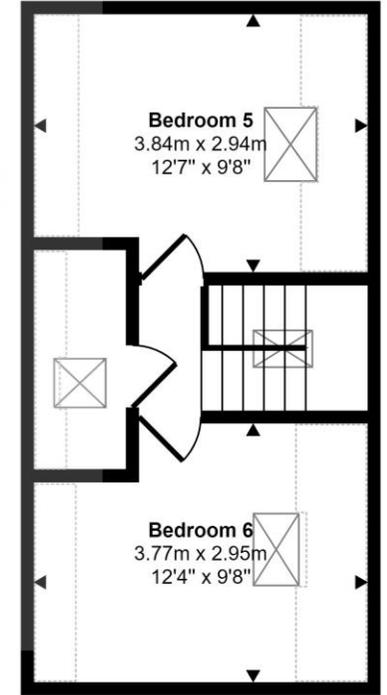


Ground Floor  
Approx 60 sq m / 642 sq ft

☐ Denotes head height below 1.5m



First Floor  
Approx 60 sq m / 644 sq ft



Second Floor  
Approx 29 sq m / 314 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

There is a service charge on the property for the maintenance of the grounds. This is around £75 per quarter.