



West of W 

Reddaway Drive
Exminster £430,000

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Wonderful light and spacious 3 / 4 bedroom link detached modern home with solar panels, situated in the highly popular village of Exminster with good access to all village amenities, city of Exeter and major road network. This beautifully presented property features; spacious living room, separate dining room, kitchen, utility, downstairs cloakroom and useful multi-use room or fourth double bedroom. On the first floor are three further good sized bedrooms - master with en-suite, and a large bathroom. Outside to the rear is a generous sized low maintenance garden enjoying a perfect south/westerly aspect and to the front is a driveway offering parking for one vehicle but scope to create more parking.

Attractive link detached house | Three/Four bedrooms |
Light and spacious living room | Separate dining room |
Modern fitted kitchen | Utility room | Downstair cloakroom |
Master bedroom with en-suite | Modern bathroom |
Generous sized south/westerly facing garden

PROPERTY DETAILS:

APPROACH

Upvc part glazed door to entrance hallway. Outside light.

ENTRANCE HALLWAY

Tiled effect laminate floor. Stairs to first floor. Radiator. Doors to living room, fourth bedroom/multi-use room and cloakroom.

CLOAKROOM

5' 5" x 2' 8" (1.65m x 0.81m) (max) Upvc double glazed window to front aspect with obscure glass. Coloured suite comprising; low level w.c. and hand wash basin with tiled splashback. Radiator. Matching tiled effect laminate floor.

LIVING ROOM

15' 0" x 14' 4" (4.57m x 4.37m) (max) Light and spacious room with feature Upvc double glazed bay window to front aspect. Radiator. Feature fireplace with ornate wood mantle, and marble effect inset and hearth with fitted electric flame effect fire. TV point. Wall lighting. Large understair recess. Arch to dining room.

DINING ROOM

9' 8" x 7' 9" (2.95m x 2.36m) Further spacious dining room with Upvc double glazed window to rear aspect. Radiator. Door to kitchen.

KITCHEN

10' 1" x 9' 9" (3.07m x 2.97m) (max) Attractive kitchen with Upvc double glazed window to rear aspect with outlook over the garden. Fitted kitchen with range of base, wall and drawer units in wood effect finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral eye-level electric double oven and ceramic hob with glass splash panel and extractor hood over. Concealed worktop lighting. Space for freestanding fridge/freezer. Tile effect laminate floor. Ladder style radiator. Archway through to the utility room.



UTILITY ROOM

5' 7" x 5' 1" (1.7m x 1.55m) Useful room with matching range of base and wall units, with matching worktop. Space and plumbing for washing machine. Integral dishwasher. Wall mounted gas boiler. Door to large storage cupboard. Upvc part glazed door to garden.

BEDROOM 4/MULTI-USE ROOM

14' 3" x 7' 3" (4.34m x 2.21m) Spacious room offering a multi-tude of uses with Upvc double glazed window to front aspect. Radiator.

FIRST FLOOR

STAIRS/LANDING

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

BEDROOM 1

15' 0" x 9' 4" (4.57m x 2.84m) (max to back of wardrobes) Bright and spacious master bedroom with two Upvc double glazed windows to front aspect with outlook over the village towards Woodbury Common. Radiator. Range of quality built-in wardrobes complete with hanging rails and shelving. Recess spotlights. Door to en-suite.

EN-SUITE

5' 4" x 5' 3" (1.63m x 1.6m) High level Upvc double glazed window to side aspect. 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. Part tiled walls. Chrome ladder style radiator. Extractor fan.

BEDROOM 2

17' 2" x 7' 3" (5.23m x 2.21m) Further light and spacious double aspect double bedroom with Upvc double glazed windows to front and rear aspect. Radiator.

BEDROOM 3

8' 6" x 6' 4" (2.59m x 1.93m) Good sized bedroom with Upvc double glazed window to rear aspect. Radiator.

BATHROOM

8' 6" x 7' 9" (2.59m x 2.36m) Attractive bathroom with 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 range of cupboards and drawers under, bath with tiled surround and mixer tap, and glass sliding door to large tiled shower enclosure with Mira electric shower. Extractor fan. Recess spotlights. Chrome ladder style radiator. Tile effect laminate floor.

OUTSIDE

FRONT

Open low maintenance front garden area with rocky style garden area laid to gravel with an arrangement of shrubs and plants. Paved pathway to front door and gated side access. Driveway parking for one vehicle.

REAR GARDEN

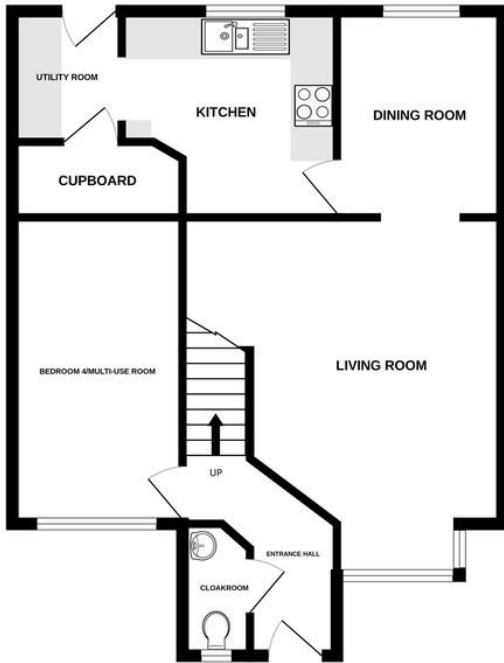
Generous sized rear garden offering a good degree of privacy and enjoying a south/westerly aspect. The garden has been designed for low maintenance with large paved patio and gravelled area adjoining the rear of the property with shallow steps leading up the garden with a vegetable garden to the left and further gravelled garden areas to the right. Large fitted garden shed and greenhouse.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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