



Quality two double bedroom attached bungalow situated in the highly popular village of Exminster, in a tucked away quiet cul-de-sac location. This superb property features; light and spacious open plan living/dining and kitchen area, modern fitted kitchen, master bedroom with en-suite modern wet room and modern bathroom. Outside to the side of the property is a block paved driveway offering parking for up to two vehicles and around to the rear is a good sized rear garden laid to lawn and paved patio areas. The property also features quality fixtures and fittings including kitchen and bathrooms, oak doors, energy saving underfloor heating and a whole house ventilation/heat recovery system, low energy LED lighting and CAT5 internet points in most rooms.

**Rougemont Court**  
Exminster      £380,000

**West of** 



# Rougemont Court Exminster £380,000

Superb modern bungalow | Two double bedrooms | Light and spacious open plan living/dining/kitchen | Modern fitted kitchen | Master bedroom with en-suite wet room | Modern bathroom | Energy saving features | Quality finish | Driveway parking for two vehicles and further visitors spaces available | Generous sized rear garden

## PROPERTY DETAILS:

### APPROACH

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

### ENTRANCE HALLWAY

Spacious hallway with ceramic tiled floor and underfloor heating. Coved ceiling. Full height window to front aspect with obscure glass. Door to cupboard housing wall mounted Worcester gas boiler. Doors to living room, bedrooms and bathroom.

### OPEN PLAN LIVING/DINING/KITCHEN

#### LIVING/DINING ROOM AREA

17' 5" x 14' 7" (5.31m x 4.44m) (narrowing to 10'9" (3.05m) Wonderful light and spacious double aspect room with window to front aspect and french doors to the garden. Coved ceiling. Quality engineered oak flooring with underfloor heating. Wall lighting. TV and telephone points. Matching range of storage cupboards in high gloss white finish.

#### KITCHEN AREA

10' 9" x 6' 1" (3.28m x 1.85m) Double glazed window to front aspect. Quality modern fitted kitchen with excellent range of base, wall and drawer units in high gloss white finish. Worktop with tiled surround and inset stainless steel sink. Integral electric oven and gas hob with extractor hood over. Space and plumbing for washing machine and dishwasher. Space for freestanding fridge/freezer. Recess LED spotlights. Ceramic tiled floor with underfloor heating.

#### BEDROOM 1

13' 1" x 11' 9" (3.99m x 3.58m) (max) Spacious master bedroom with double glazed window to rear aspect with outlook over the garden. Coved ceiling. Sliding triple mirror doors to large built-in wardrobe complete with hanging rails and shelving. Built-in worktop/vanity space. TV point. Door to en-suite.

#### ENSUITE WET ROOM

5' 9" x 5' 3" (1.75m x 1.6m) Double glazed window to front aspect with obscure glass. Modern white suite comprising: low level w.c. and hand wash basin. Fully tiled walls and floor with underfloor heating. Wet room area with mixer shower and fixed large shower head and additional handset. Recess LED spot lighting. Wall lighting. Chrome ladder style electric radiator.

#### BEDROOM 2

13' 0" x 8' 1" (3.96m x 2.46m) Further spacious double bedroom with double glazed window to rear aspect with outlook over the garden. Coved ceiling. Wall lighting. TV point.

#### BATHROOM

7' 5" x 5' 5" (2.26m x 1.65m) Double glazed window to front aspect with obscure glass. Modern white suite comprising: low level w.c. and hand wash basin set in vanity unit with an arrangement of cupboards and shelving under, and bath with tiled surround, mixer tap with shower head attachment. Coved ceiling. Fully tiled walls. Shaver point. Ceramic tiled floor with underfloor heating. Chrome ladder style electric radiator. Recessed LED lighting.

#### OUTSIDE

##### FRONT

Small open front garden area laid to decorative gravel and planted with an arrangement of plants and shrubs. Block paved pathway to front door. Further block paved driveway to the side offering parking for up to two vehicles.

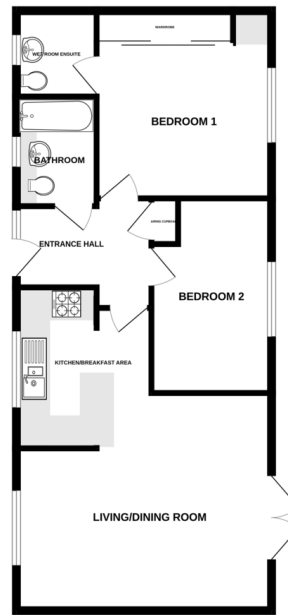
##### REAR GARDEN

Generous sized rear garden with large paved patio adjoining the rear of the property leading onto a lawned garden area. Steps and path lead around to the driveway and side access. Fitted garden shed.

#### AGENTS NOTES:

The property is Freehold.  
Council Tax Band: C - Teignbridge District Council

GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with SketchUp 2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C	75	
(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	
WWW.EPC4U.COM			



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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