



## Modern End Terraced FAMILY Home

CHECK OUT this fabulous modern Semi-Detached Town House in the sough-after village of Exminster, with Kitchen, Utility area, Sitting room, Cloakroom, Bathroom, En-suite, Enclosed Garden, Single Garage and SOLAR PANELS. Close to local schools and shops and convenient access to the M5 and A30.

165 Old Quarry Drive | Exeter | EX6 8FJ

**complete.**

thoroughly good property agents



PROPERTY TYPE

End Terraced House



SIZE

838 sq ft



LOCATION

Village



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

3



WARMTH

Gas Central Heating



PARKING

Garage



OUTSIDE SPACE

Garden, South Facing  
Garden, Patio



EPC RATING

94A



COUNCIL TAX BAND

C



### in a nutshell...

- 3 Bedrooms
- Kitchen with Utility Area
- En-suite Shower, Bathroom & Cloakroom
- Sitting Room
- Adjoining Single Garage
- Solar Photovoltaic Panels
- South Facing Rear Garden
- Easy access to M5 and A30
- Close to local schools







## the details...

A fabulous, modern, end-terrace town house with three bedrooms, en-suite, adjoining garage and an enclosed rear garden, in the highly sought-after village of Exminster, on the outskirts of Exeter.

Inside, it is immaculately presented with stylish décor throughout, it feels warm and welcoming with gas central heating and double-glazing and is arranged over three floors offering spacious accommodation, ideal for a FAMILY.

The ground floor is compromised of a reception hall, sitting room and kitchen with utility area. The reception hall provides plenty of space to store your coats and shoes and the living room benefits from a generous storage cupboard under the stairs that houses the electric consumer unit, electric meter and solar panel junction box. The kitchen is modern with plenty of space for a dining furniture. There is an integrated electric oven, electric hob, dishwasher and fridge/freezer and space for a washing machine in the utility area. Patio doors lead out to the garden.

On the first floor there is two light and airy bedrooms, a large double and a good single currently used as a study, plus a smart family bathroom with bath with shower over, WC, heated towel rail, vanity unit and basin. Bedroom 1 enjoys views over the garden and benefits from a practical built in wardrobe.

Stairs from the hallway lead to the second floor where you will find the master bedroom. This room is a generous size with a double built in wardrobe and en-suite, with shower, WC, wash basin and vanity unit.

The beautifully designed rear garden is accessed directly from the kitchen. It requires minimal maintenance and is fully enclosed making it safe for both children and pets. There is a paved patio, lawn, shed and decking, making the perfect space for entertaining, be it a barbecue or alfresco dining. To the side of the property you will find the good-sized single garage, with light and power.

Tenure: Freehold  
Council Tax Band C



## what the owner loves most...

The location and its proximity to Exeter!



the floorplan...



Denotes restricted head height

## Old Quarry Drive, Exeter, EX6

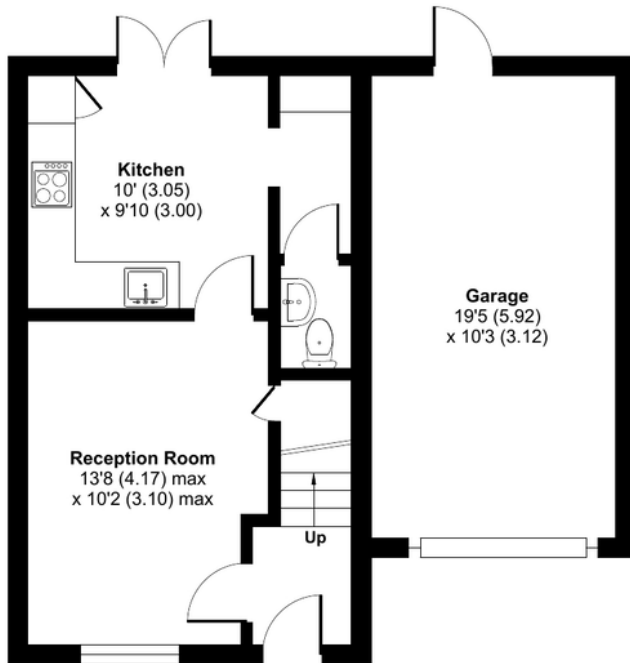
Approximate Area = 838 sq ft / 77.8 sq m

Limited Use Area(s) = 10 sq ft / 0.9 sq m

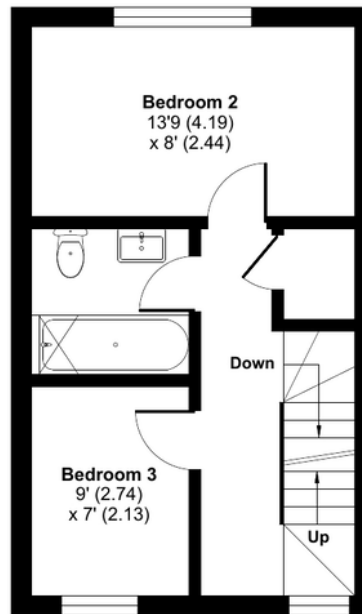
Garage = 202 sq ft / 18.8 sq m

Total = 1050 sq ft / 97.5 sq m

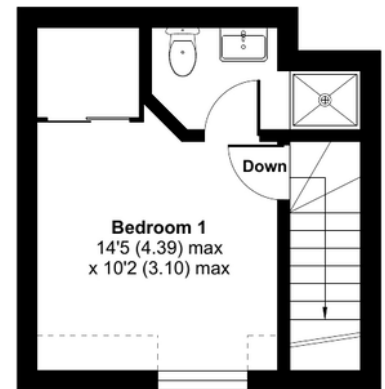
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Ashtons Complete (Complete Property). REF: 1206022



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bear in mind...

This property 94 out 95 on its EPC rating! Amazing!



## the location...

Exminster is situated four miles southwest of Exeter, along the western bank of the River Exe. It has rural character despite its proximity to the city, making it an appealing place for those looking for countryside living with easy access to urban amenities. Exminster has excellent commuting links with the M5 Motorway and is only a short drive from Exeter Airport and Marsh Barton Train Station. Exminster has a thriving community with local shops along with a doctor's surgery, pharmacy and primary school.

### Shopping

Tesco Express – 1km

### Relaxing

Beach: Dawlish Warren (8 miles)

Park – RSPB Exminster and Powderham Marshes (2 miles)

### Travel

Bus: Milbury Farm (150 yards)

Train station: Marsh Barton (2.5 miles)

Main travel link: M5

Airport: Exeter (6.5 miles)

### Schools

Exminster Community Primary school (0.3 miles)

Isca Academy (3 miles)

Please check Google maps for exact distances and travel times.

Property postcode: **EX6 8FJ**



Need a more complete picture? Get in touch with your local branch...

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