



This well-appointed modern end-link family home offers a highly convenient position with excellent access to local amenities and major road links. The property is in good decorative order throughout and features; spacious living room, modern kitchen/dining room with adjoining utility area and cloakroom. On the first floor are two good sized double bedrooms and modern bathroom, and on the second floor a spacious master bedroom with en-suite. Outside to the rear of the property is a generous sized southerly facing garden with paved patio leading onto a lawned garden and raised timber decked area and fitted garden shed. Additional features include a fully owned solar panel system that provides energy efficiency. A viewing is highly recommended to fully appreciate this delightful home.

# Old Quarry Drive

Exminster Offers in excess of £315,000

West of 

# Old Quarry Drive Exminster O.I.E.O. £315,000

Modern three storey town house | Three double bedrooms | Spacious living room | Attractive kitchen/dining room | Linked utility area and cloakroom | Two first floor double bedrooms | Modern bathroom | Second floor master bedroom and en-suite | Generous sized southerly facing rear garden | Attached large garage | Solar panels

## PROPERTY DETAILS:

### APPROACH

Covered entrance canopy. Outside light. Composite door to entrance hallway.

### ENTRANCE HALLWAY

Small entrance hallway with stairs to first floor. Coat hanging space. Radiator. Telephone point. Door to living room.

### LIVING ROOM

13' 7" x 10' 2" (4.14m x 3.1m) (max) Spacious living room with Upvc double glazed window to front aspect. Radiator. TV and telephone points. Door to under stair storage cupboard. Door to kitchen/dining room.

### KITCHEN/DINING ROOM

10' 3" x 10' 3" (3.12m x 3.12m) (plus utility area) Bright attractive kitchen/dining room with Upvc double glazed french doors opening onto the garden. Modern fitted kitchen with range of base, wall and drawer units in high gloss white finish and wood effect trim. Wood effect worktop with tiled surround and inset stainless steel sink. Integral electric single oven and hob with extractor hood over. Integral fridge, freezer and dishwasher. Quality Kamdean wood effect flooring. Doorway leading to a useful utility area with matching worktop with space and plumbing under for washing machine, and matching base unit. Matching wall unit housing gas combi boiler. Door to cloakroom.

### CLOAKROOM

4' 8" x 3' 1" (1.42m x 0.94m) Modern white suite comprising; low level w.c. and hand wash basin with tiled splashback. Matching quality Kamdean flooring. Radiator.

### FIRST FLOOR

#### STAIRS/LANDING

Stairs from entrance hallway to first floor landing. Stairs to second floor. Door to useful storage cupboard. Doors to bedrooms and bathroom.

#### BEDROOM 2

14' 0" x 8' 1" (4.27m x 2.46m) Large double bedroom with Upvc double glazed window to rear aspect with outlook over the gardens. Radiator.

#### BEDROOM 3

9' 0" x 6' 8" (2.74m x 2.03m) Further spacious double bedroom with Upvc double glazed window to front aspect. Radiator.

#### BATHROOM

6' 8" x 6' 5" (2.03m x 1.96m) Modern white suite comprising; low level w.c., hand wash basin set in vanity unit with drawers under and bath with tiled surround, glass folding screen and mixer tap with shower head attachment. Tiled floor. Recess spotlights. Chrome ladder style radiator. Extractor fan. Shaver point. Large wall mounted mirror.

### SECOND FLOOR

#### STAIRS/LANDING

Stairs from first floor landing to second floor landing with door to bedroom 1.

#### BEDROOM 1

11' 5" x 10' 3" (3.48m x 3.12m) (max with some height restrictions) Spacious master bedroom with Upvc double glazed window to front aspect. Radiator. TV point. Sliding mirror doors to deep wardrobe complete with hangin rail. Door to en-suite.

#### EN-SUITE

9' 0" x 6' 6" (2.74m x 1.98m) (max) Light and spacious with Velux ceiling window. Modern white suite comprising; low level w.c., hand wash basin set in vanity unit with drawers under and glass door to deep tiled shower enclosure with Mira high pressure wireless remote controlled shower. Recess spotlights. Extractor fan. Tiled floor. Chrome ladder style radiator.

### OUTSIDE

#### FRONT

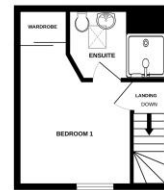
Block paved small driveway area leading to the garage.

#### REAR GARDEN

Generous sized level southerly facing rear garden featuring a paved patio area adjoining the rear of the property with paved pathway leading to the rear of the garage and to a garden shed, leading onto a level lawned garden and raised timber decked area.

### AGENTS NOTES

The property is Freehold  
Council Tax Band: C - Teignbridge District Council  
Green Space service charge of £250 per year - management company is First Port.



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	83	83
(69-80)	C		
(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			



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