



Well presented two bedroom modern mid terrace home offers a perfect blend of comfort, style, and convenience. Located in a serene and family-friendly neighbourhood, the property features an open-concept living, dining, kitchen area with abundant natural light, ideal for both relaxing and entertaining - with a modern fitted kitchen equipped with modern appliances, plus a cloakroom. On the first floor are two good sized double bedrooms and a modern bathroom. Step outside to a private rear garden offering a tranquil retreat with plenty of room for outdoor activities, with gate leading to a parking area and two allocated parking spaces. With its prime location near schools, parks, shopping, and easy access to the city of Exeter and major road networks, this home is an excellent choice for anyone seeking comfort and convenience. Ideal first home or investment opportunity. Chain Free.

**Milbury Farm Meadow**  
Exminster £250,000

**West of** 



# Milbury Farm Meadow Exminster £250,000

Modern mid terrace house | Two good sized double bedrooms | Light and spacious open plan living/dining/kitchen space | Modern fitted kitchen | Downstair cloakroom | Modern bathroom | Enclosed level low maintenance garden | Two allocated parking spaces | Ideal first home or investment property | Chain Free

## PROPERTY DETAILS:

### APPROACH

Covered entrance canopy. Composite front door to entrance lobby. Outside light.

### ENTRANCE LOBBY

Wood effect flooring. Radiator. Telephone point. Coat hanging space. Doors to cloakroom and living room.

### CLOAKROOM

5' 7" x 2' 8" (1.7m x 0.81m) Upvc double glazed window to front aspect with obscure glass. Modern white suite comprising: low level w.c. and pedestal hand wash basin with tiled splash back. Matching wood effect flooring. Radiator.

### OPEN PLAN LIVING/DINING/KITCHEN AREA

23' 2" x 13' 6" (7.06m x 4.11m) (max) Wonderful light and spacious double aspect room featuring;

### LIVING/DINING AREA

14' 1" x 13' 7" (4.29m x 4.14m) (max) Upvc double glazed window to rear aspect with outlook over the garden and Upvc double glazed french doors. Stairs to first floor. TV and telephone points. Radiator. Leading through to:

### KITCHEN AREA

9' 1" x 6' 8" (2.77m x 2.03m) Modern fitted kitchen with range of base, wall and drawer units in wood effect finish. Roll-edge worktop with matching upstands and inset stainless steel sink. Integral single electric oven and ceramic hob with stainless steel splash panel and cooker hood over. Space for freestanding fridge/freezer. Space and plumbing for washing machine. Integral slimline dishwasher. Pelmet heater. Matching wood effect flooring. Upvc double glazed window to front aspect. Matching wall unit housing Potterton gas combi boiler.

### FIRST FLOOR

#### STAIRS/LANDING

Stairs from living room to first floor landing. Hatch to loft space with light. Doors to bedrooms and bathroom.

#### BEDROOM 1

13' 7" x 8' 5" (4.14m x 2.57m) (max) Spacious double bedroom with two Upvc double glazed windows to rear aspect with outlook over the gardens. Radiator. Telephone point.

#### BEDROOM 2

13' 7" x 7' 9" (4.14m x 2.36m) (plus deep door recess) Further spacious double bedroom with two Upvc double glazed windows to front aspect. Radiator. Door to over stair airing cupboard complete with small radiator and shelving.

#### BATHROOM

6' 9" x 6' 4" (2.06m x 1.93m) Modern bathroom with white suite comprising: low level w.c., pedestal hand wash basin and bath with tiled surround, and mixer shower with glass screen. Extractor fan. Ladder style radiator. Shaver point. Part tiled walls.

### OUTSIDE

#### FRONT

Small front flower beds adjoining the front of the property and planted with mature plants. Path to front door.

#### REAR GARDEN

Enclosed level low maintenance rear garden laid to paving with small area of artificial grass. Outside light. Fitted garden shed. Outside tap. Path to rear access gate and residents parking area.

#### PARKING

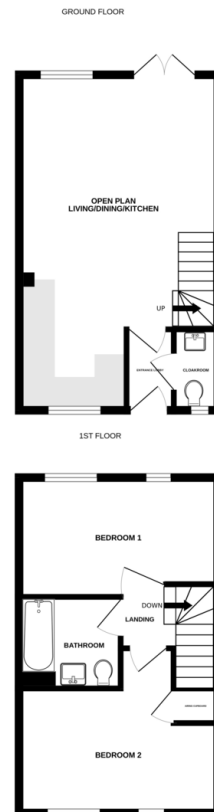
Two allocated parking spaces located to the rear of the property.

### AGENTS NOTES:

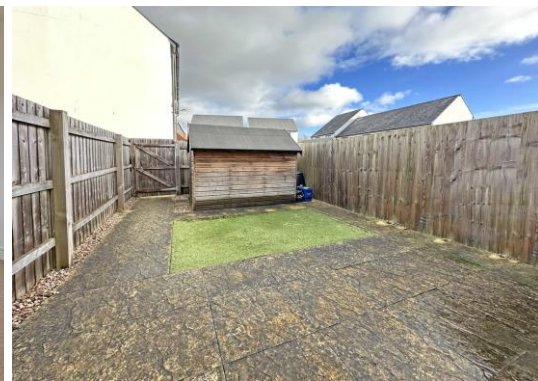
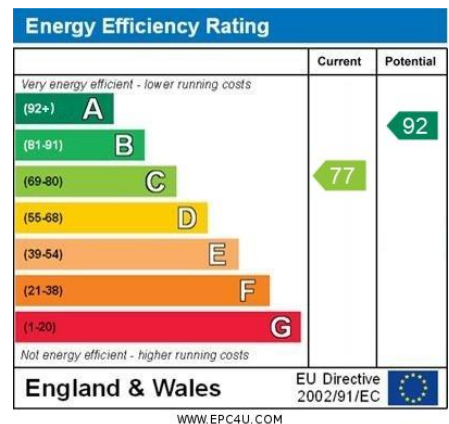
The property is Freehold.

Council Tax Band: C - Teignbridge District Council

There is an annual maintenance charge for the upkeep of the communal areas and green spaces of £260.



Measurements are approximate. Not to scale. Illustrative purposes only.  
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