



Old Quarry Drive, Exminster, EX6 8FJ

£325,000

An attractive three-bedroom home offering modern, low-maintenance living, featuring a spacious living room with doors to a private garden, fitted kitchen, downstairs WC, principal bedroom with en-suite, family bathroom, private parking space and garage, all set within a sought-after residential development.

Winkworth

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This beautiful modern home offers thoughtfully designed accommodation set over two floors, ideal for comfortable family living or first time buyers seeking a practical layout.

Description.

The ground floor is entered via a central hallway, providing access to a convenient downstairs WC and stairs rising to the first floor. To the front of the property is a well-proportioned kitchen, fitted with an electric oven, four-ring electric hob, and an integrated fridge freezer. There is also plumbing and space for a washing machine, along with ample worktop and cupboard storage. To the rear, a spacious living room enjoys excellent natural light and benefits from double doors opening directly onto the private rear garden, creating an ideal space for both everyday living and entertaining.

On the first floor, the accommodation comprises three bedrooms, including a generously sized principal bedroom with a modern en-suite shower room. The remaining two bedrooms are suitable for children, guests, or home office use and are served by a contemporary family bathroom.

Externally, the property features a private, enclosed rear garden, providing a pleasant outdoor area with a good degree of privacy. The home further benefits from a private allocated parking space and garage situated close by beneath a coach house (garage is leasehold) offering secure and convenient off-road parking and additional storage.

The property is situated within a popular residential development, offering easy access to local amenities, transport links and surrounding countryside, with traffic-free pedestrian access to a green hillock within the estate, making it a particularly peaceful and tranquil area.

AGENT NOTES.

SERVICE/MAINTENANCE CHARGE: We have been advised by our client that there is an annual charge of £289 for maintenance of the communal areas.

PLEASE NOTE.

Our business is supervised by HMRC for anti-money laundering purposes. If your offer to purchase a property is accepted, you will be required to meet the necessary checks under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. This includes ID verification, anti-money laundering compliance, and source of funds checks. A fee of £25 (inc. VAT) will be charged for each verification carried out.

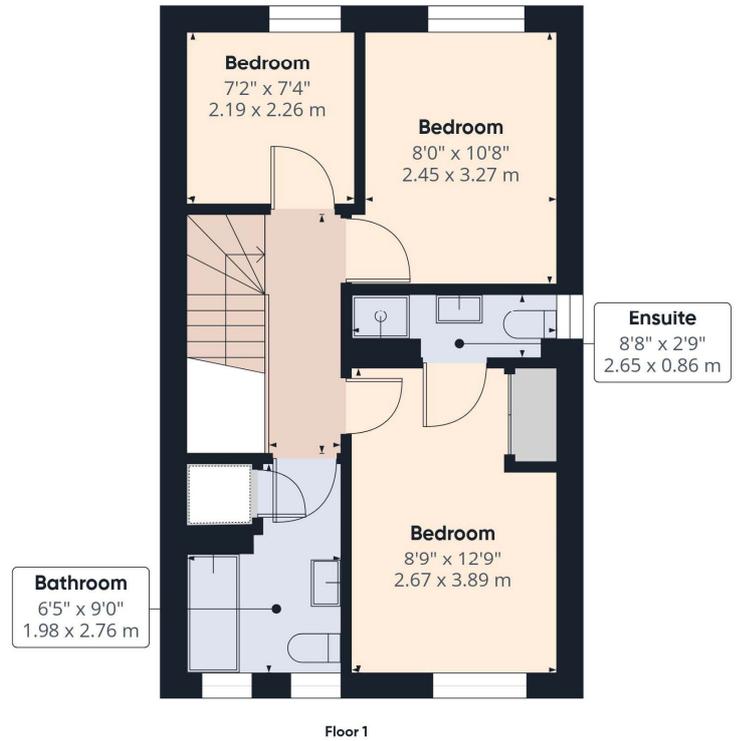
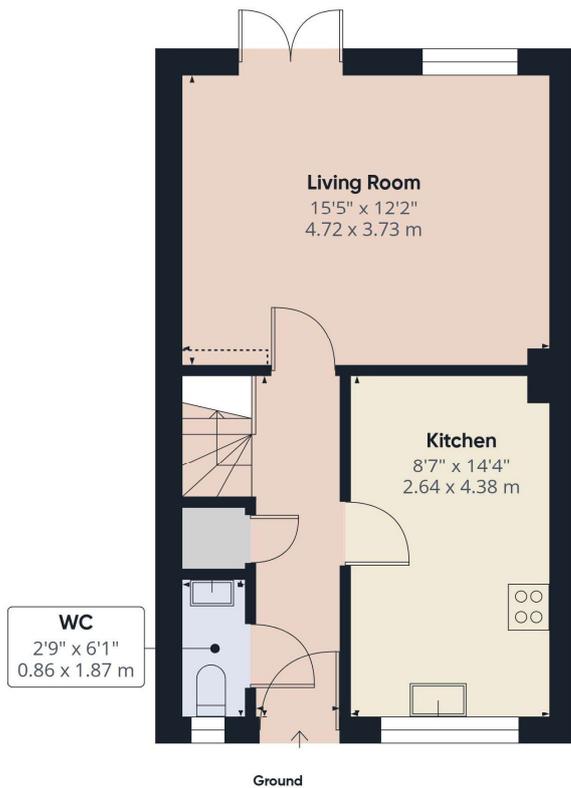


At a Glance:

Three Bedroom Home
Sitting Room with Garden Access
Fitted Kitchen
Downstairs WC
Ensuite to Principal Bedroom
Private Rear Garden and Garage

PROPERTY INFORMATION:

COUNCIL TAX: Band C
SERVICES: Mains Electric, Water & Drainage
HEATING: Gas Central Heating
BROADBAND: Full Fibre Broadband. Check on Openreach February 26.
MOBILE: Signal Dependant on Provider
LISTED: No
TENURE: Freehold
Garage Leasehold. Term: 999 years from 1 November 2012



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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