



£525,000 Offers Over

Brimlicombe Meadow, Exeter

Detached House | 5 Bedrooms | 3 Bathrooms

Landline:- 01392 469333



www.rightathomeexeter.com



Step Inside

Key Features

- No Onward Chain
- Immaculately Presented Throughout
- Detached Family Home
- Five Impressive Bedrooms (Two With Ensuites)
- Double Garage & Driveway For Ample Off-Street Parking
- Spacious Kitchen Dining Family Room
- Contemporary Living Room
- Dressing Room
- Utility Room & Cloakroom
- Family Bathroom

Property Description

* NO ONWARD CHAIN * DETACHED * DOUBLE GARAGE & DRIVEWAY * KITCHEN/DINING/FAMILY ROOM * LIVING ROOM * FIVE BEDROOMS * TWO EN-SUITES * DRESSING ROOM * FAMILY BATHROOM * UTILITY * CLOAKROOM *

Main Particulars

This is a stunning, immaculately presented five bedroom family home is located in the popular area of West Clyst. As you step into the generous hallway with marbled porcelain tiled flooring, you are immediately greeted by the light and spacious feel of this flexible living accommodation throughout.

This impressive home offers you a wonderful open-plan kitchen/dining/family room with Velux windows and French doors leading to the rear garden laid to an easily maintainable grassed lawn and patio. The naturally flowing light makes this fantastic for entertaining family and friends. With an adjoining utility room with lots of useful storage and rear door access to the driveway.

The ground floor also offers a spacious, airy and beautifully presented living room with dual aspect bay windows to the front and a downstairs w.c.

Upstairs, over two floors, are five impressive bedrooms and family bathroom. The first floor landing leads you to a contemporary and elegantly presented master bedroom with nice sized en-suite and dressing room. There is a further double bedroom tastefully decorated and a wonderful third bedroom currently used as a nursery and a family bathroom.

The second floor landing leads you to two further bedrooms, one of which benefits from its own en-suite and currently used as a dressing area with walk-in wardrobes with the further stunning bedroom being a spacious double.

West Clyst is a popular residential area with easy access to public transport and major transport links including the M5, A30, Exeter Airport and Pinhoe train station which has a direct train to Exeter and London Waterloo. The property is conveniently located within the catchment area of Westclyst Primary School and Clyst Vale High School. Pinhoe, a 5 minute walk, benefits from a post office, shops, doctors and pharmacy.

Right At Home Estate Agents are proud to market this stunning, immaculate home, ready to move into with no onward chain.

Council Tax Band: F

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

Access

Off the tarmac path, this property has superb kerb appeal with a slabbed path with two steps up to the front door covered with a porch. To the left hand side of the pathway there is a grassed area with small trees and wall surround. To the right hand side, a graveled area with pretty shrubs and bushes. Through the porched front door into...

Hall

A beautiful spacious hallway with marbled effect porcelain tiled flooring, smoke alarm, radiator and doors to...

Kitchen/Diner

A beautiful sociable kitchen/diner & family area with a uPVC window to the front aspect, uPVC French doors to the rear aspect and two Velux windows in the roof. The kitchen comprises of grey high gloss units with pale granite work surface over, with integrated fridge freezer, dishwasher, double oven and electric hob with cooker hood over, composite dark sink bowl and a half with drainer and mixer taps, uPVC window overlooking the rear aspect and door to...

Utility

Plenty of storage and space for a washing machine and a uPVC glazed door out to the driveway.

Cloakroom

Low level W.C, hand wash basin, extractor fan and radiator.

Lounge

Again, another beautiful spacious room with dual aspect windows to the front and a bay window to the side aspect, television aerial point, light grey luxury carpets and radiator.

FIRST FLOOR:

First floor landing fully carpeted, with a smoke alarm, radiator and doors to...

Bedroom 1

Spacious master En-suite, light grey carpet flooring and uPVC window to the front aspect. A doorway to a stunning dressing room with floor to ceiling mirrored fitted wardrobes, grey carpet flooring, uPVC window to the side aspect and doors to...

En-suite

Wood effect vinyl flooring, double shower fully tiled, low level W.C, wall hung wash basin and uPVC window to the rear aspect.

Bedroom 2

Grey carpet flooring, uPVC window to the side aspect, radiator

Bedroom 3

Large double room with window to the front aspect, grey carpet flooring and radiator.

Bathroom

Tiled effect vinyl flooring, white paneled bath with shower head off the taps, ladder heated radiator and wall hung basin.

SECOND FLOOR:

Carpeted stairway to second floor landing. Smoke alarm, carpet flooring and doors to...

Bedroom 4

Currently being used as a dressing room and walk-in wardrobe, uPVC window to the front aspect, grey carpet flooring, television aerial point and door to...

En-suite

Low level W.C, wall hung sink, radiator, velux window in sloping roof , double shower fully tiled and wood effect vinyl flooring.

Bedroom 5

Again spacious double room, uPVC window to the front aspect, grey carpet flooring, radiator, loft hatch and roof Velux window.

Outside

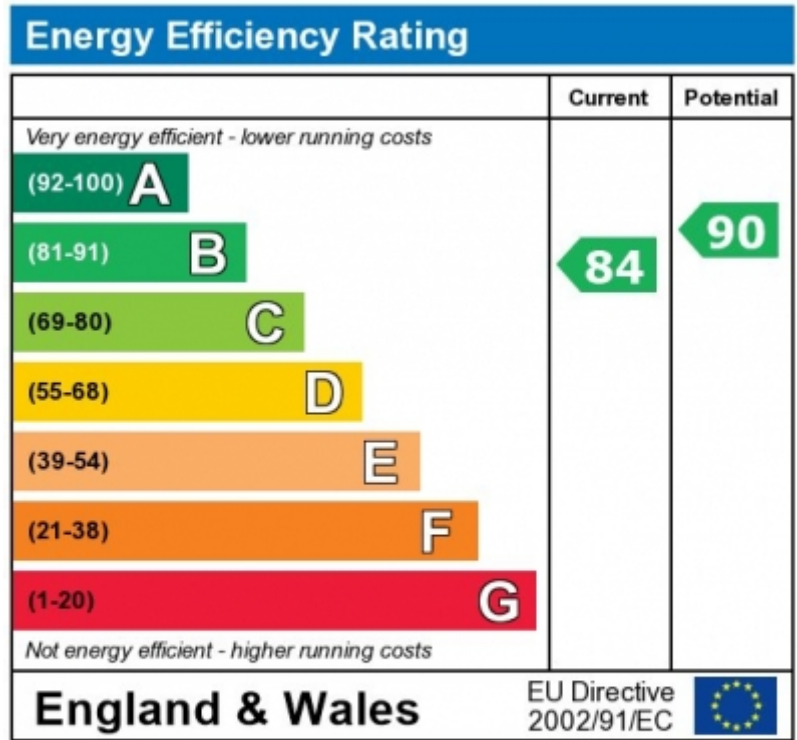
Fully enclosed rear garden with large grassed area and small patio, ideal for barbeques and gate access to side of the house and double garage and large driveway with ample parking.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 Registered Office: , 17A Main Road, Pinhoe, Exeter EX4 9EY



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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