



£300,000

Old Quarry Drive, Exminster, Exeter

Town House | 3 Bedrooms | 2 Bathrooms

Landline:- 01392 469333



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# Step Inside

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## Key Features

- Complete Upper Chain
- Mid Terrace Town House
- Three Bedrooms (Master with Ensuite)
- Kitchen Diner with Utility Area
- Convenient Downstairs WC
- Two Parking Spaces
- Easy Maintainable Fully Enclosed Rear Garden
- Popular Exminster Location
- Close to Amenities, Good Schools & Road/Public Transport Links

## Property Description

\* COMPLETE UPPER CHAIN \* MID TERRACE TOWNHOUSE \* THREE BEDROOMS \* MASTER WITH ENSUITE \* KITCHEN DINER \* UTILITY AREA & CONVENIENT GROUND FLOOR CLOAKROOM \* ENCLOSED GARDEN \* PARKING FOR TWO CARS \*

## Main Particulars

Welcome to this charming mid-terrace townhouse located in the sought-after village of Exminster. This modern Bloor home boasts three spacious bedrooms, including a master suite with a private ensuite for added convenience and comfort.

The heart of the home features a bright and inviting kitchen diner, perfect for family gatherings and entertaining. An adjoining utility area enhances functionality, making everyday chores a breeze.

Step outside to discover an enclosed rear garden, ideal for outdoor relaxation or play. The property also offers parking for two vehicles, ensuring you have ample space for your cars.

With a complete upper chain, this home is ready for you to move in and make it your own. Don't miss the opportunity to own this delightful townhouse in a fantastic location!

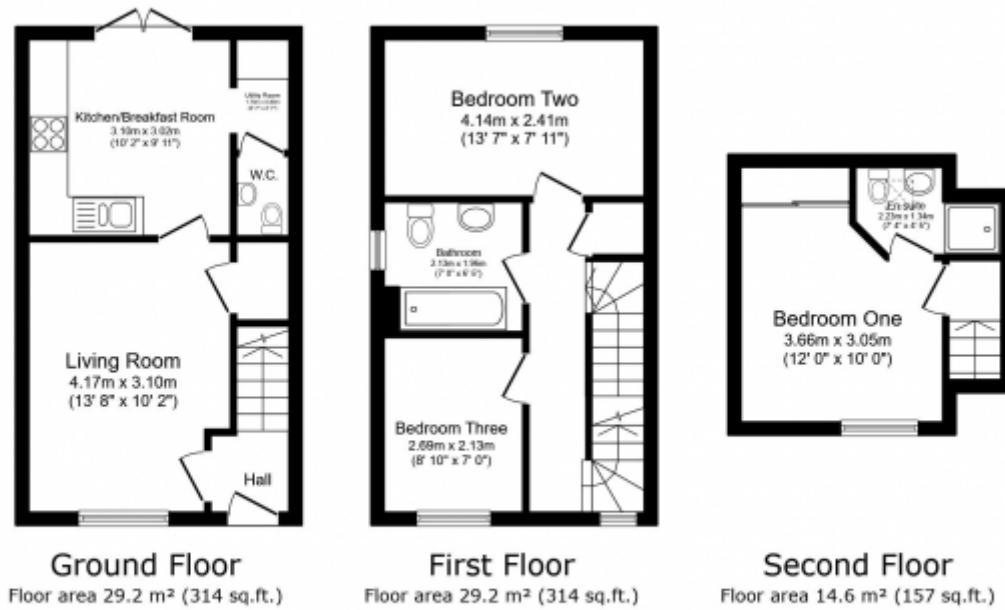
This home is located within the desirable Milbury Farm Meadow development in the heart of Exminster. The area boasts well-regarded primary schools within walking distance, a variety of shops and amenities, and easy access to main link roads.

Council Tax Band: C

Tenure: Freehold








**TOTAL: 72.9 m<sup>2</sup> (785 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.co.uk](http://www.Propertybox.co.uk)

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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