



**2 ROUGEMONT COURT
FARMHOUSE RISE
EXMINSTER
NEAR EXETER
EX6 8TQ**



OFFERS IN EXCESS OF £500,000 FREEHOLD



An opportunity to acquire a well proportioned character family home enjoying far reaching views over neighbouring area, parts of Exeter, Exe estuary and beyond. Four bedrooms. Ensuite shower room to master bedroom. Family bathroom. Entrance vestibule. Reception hall. Ground floor cloakroom. Spacious sitting room. Well proportioned kitchen/dining/family room. Gas central heating. Double glazed sash windows. Character features including high ceilings. Enclosed private rear garden. Private parking for two vehicles. Garage. Fully owned solar panel system. Popular village on the outskirts of Exeter. A great family home. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Double glazed glass panelled door, with matching side panels, leads to:

ENTRANCE VESTIBULE

Cloak hanging space. Inset halogen spotlight to ceiling. Part exposed brick/stone walls. Leaded glass panelled door leads to:

RECEPTION HALL

Radiator. Smoke alarm. Inset LED spotlight to feature high ceiling. Feature archway opens to:

KITCHEN/DINING/FAMILY ROOM

18'10" (5.74m) x 18'2" (5.54m) maximum reducing to 14'0" (4.27m). A well proportioned light and spacious room fitted with a range of matching wood fronted base, drawer and eye level cupboards. Marble effect roll edge work surfaces with decorative tiled splashbacks. Double bowl sink unit with single drainer and modern style mixer tap. Plumbing and space for dishwasher. Space for range cooker. Upright storage cupboard. Space for large upright fridge freezer. Laminate wood effect flooring. Radiator. Ample space for table and chairs. Smoke alarm. Understair storage cupboard with plumbing for washing machine. Inset LED spotlights to feature high ceiling. Double glazed sash window to front aspect with outlook over front garden, neighbouring area and countryside beyond. Double glazed sash window to rear aspect with outlook over rear garden. Part obscure stable style door providing access to rear garden. Door to:

CLOAKROOM

A modern matching white suite comprising low level WC. Wash hand basin. New wall mounted boiler serving central heating (installed February 2024).

From reception hall, door to:

SITTING ROOM

18'2" (5.54m) x 14'8" (4.47m). Again an impressive room with feature high ceiling. Picture rail. Tiled fireplace with raised hearth, inset living flame effect gas fire, wood surround and mantle over. Telephone point. Television aerial point. Radiator. Double glazed sash window to front aspect with outlook over front garden, neighbouring area and countryside beyond. Double glazed sash window to rear aspect with outlook over rear garden.

FIRST FLOOR LANDING

Inset LED spotlight to feature high ceiling. Access to roof space. Door to:

BEDROOM 1

18'8" (5.69m) maximum into wardrobe space and recess x 10'6" (3.20m) excluding wardrobe space. Feature high ceiling with picture rail. Radiator. Airing/linen cupboard with fitted shelving also housing lagged hot water cylinder with control panel for the 'Eddi' solar/mains electric hot water system. Built in double wardrobe. Double glazed sash window to front aspect offering fine outlook over neighbouring area, parts of Topsham, Exe Estuary and countryside beyond. Door leads to:

ENSUITE SHOWER ROOM

9'4" (2.84m) x 5'6" (1.68m). Comprising double width tiled shower enclosure with fitted main shower unit. Wash hand basin. Low level WC. Tiled floor. Heated ladder towel rail. Feature high ceiling. Picture rail. Inset LED spotlights to ceiling. Part tiled walls. Obscure double glazed sash window to rear aspect.

From first floor landing, door to:

BEDROOM 2

11'6" (3.51m) x 9'0" (2.74m) maximum. Radiator. Feature high ceiling with picture rail. Double glazed sash window to rear aspect with outlook over rear garden and neighbouring courtyard.

From first floor landing, door to:

BEDROOM 3

11'2" (3.40m) x 9'0" (2.74m) maximum. Radiator. Feature high ceiling. Picture rail. Double glazed sash window to front aspect again offering fine outlook over neighbouring area, parts of Exeter, Exe Estuary and beyond.

From first floor landing, door to:

BEDROOM 4

9'0" (2.74m) x 7'6" (2.29m). Feature high ceiling. Picture rail. Radiator. Double glazed sash window to rear aspect with outlook over rear garden and neighbouring courtyard.

From first floor landing, door to:

BATHROOM

7'0" (2.13m) x 6'5" (1.96m). A matching suite comprising panelled bath with mains shower unit over. Wash hand basin. Low level WC. Part tiled wall surround. Storage cupboard. Radiator. Inset halogen spotlights to feature high ceiling. Picture rail. Extractor fan.

OUTSIDE

Directly to the front of the property is a good size raised area of lawned garden with flower/shrub beds well stocked with a variety of maturing shrubs, plants and bushes. Dividing steps and pathway lead to the front door with courtesy light. To the front of the garden is a private parking area for approximately two vehicles part of which provides access to:

PRIVATE GARAGE

With power and light. Up and over door providing vehicle access. Pitched roof providing additional storage space.

The rear garden is a particular feature of the property enjoying a south westerly aspect whilst consisting of an attractive paved patio with outside light. Two shaped areas of level lawn. Surrounding flower/shrub beds. The rear garden is enclosed to all sides by a small timber picket fence. A rear gate provides access to adjoining communal courtyard.

TENURE

Freehold

SOLAR PANEL SYSTEM

Fully owner solar panel array (15 panels, 5.15kW capacity) with Eddi system for solar powered hot water. Major savings on energy costs with net profit on energy bills during summer months.

SERVICE CHARGE

We have been advised the current service/maintenance charge for the upkeep of the communal grounds is £175 per annum. Next payment due March 2025

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout taking the 3rd exit left down into Bridge Road and at the next roundabout bear left onto Sannerville Way. Proceed along taking the right hand turning signposted 'Exminster' and continue under the motorway bridge. Take the 1st right into Reddaway Drive and again continue around passing Devinton Park and take the 1st right into Farmhouse Rise. Continue to the top of Farmhouse Rise and Rougemont Park will be found on the left hand side.

VIEWING

Strictly by appointment with the Vendor's Agents.

AGENTS NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

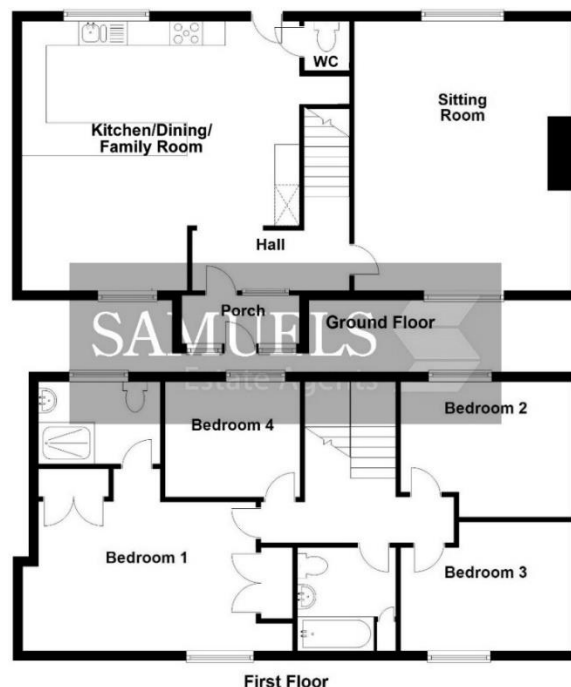
Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this.

You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included in the sale.

Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

REFERENCE

CDER/0424/8615/AV



Floor plan for illustration purposes only – not to scale



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |