



**3 ROUGEMONT COURT  
FARM HOUSE RISE  
EXMINSTER  
NEAR EXETER  
EX6 8TQ**

PROOF COPY



**£425,000 FREEHOLD**



**A fabulous characterful three storey farmhouse conversion with stunning views over neighbouring area, parts of Exeter, Exe estuary and beyond. Three good size bedrooms. Ensuite shower room to master bedroom. Spacious sitting room. Well proportioned refitted kitchen/dining room. Lower ground floor studio room/bedroom three with ensuite shower room. Modern first floor bathroom. Many features including high ceilings and large double glazed sash windows. Gas central heating. Enclosed rear garden. Private single garage. Private parking for two vehicles. Popular village location on the outskirts of Exeter. Viewing highly recommended.**

## **ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)**

Obscure glass panelled door, with matching side panel, leads to:

### **ENTRANCE LOBBY**

Tiled floor. Part glass panelled internal door leads to:

### **SITTING ROOM**

18'6" (5.64m) maximum into bay x 16'4" (4.98m) maximum. A fabulous light and spacious room with feature high ceiling. Exposed wood flooring. Exposed brick chimney breast with inset living flame effect gas fire, raised hearth and mantel over. Back boiler serving central heating and hot water supply. Television aerial point. Telephone point. Radiator. Stairs rising to first floor. Large double glazed sash window to front aspect offering fine outlook over neighbouring area and countryside beyond. Double opening doors available but have been removed. Large square opening to:

### **KITCHEN/DINING ROOM**

16'8" (5.08m) x 16'2" (4.93m). Again an impressive room with feature high ceiling fitted with a quality modern kitchen comprising an extensive range of matching base, drawer and eye level cupboards with concealed lighting. Granite work surfaces with decorative tiled splashback. Central island. 1½ bowl sink unit with single drainer set within granite work surface and modern style mixer tap. Fitted range cooker with filter/extractor hood over. Integrated upright fridge freezer. Pull out larder cupboard. Integrated dishwasher. Plumbing and space for washing machine. Ample space for table and chairs. Radiator. Inset halogen spotlights to feature high ceiling. Smoke alarm. Two radiators. Attractive tiled flooring. Large double glazed sash window to rear aspect with outlook over rear garden. Part obscure glazed door provides access to rear garden. Door leads to:

### **INNER LOBBY**

Stairs leading down to:

## **LOWER GROUND FLOOR LEVEL**

### **BEDROOM 3/STUDIO ROOM**

15'10" (4.83m) maximum reducing to 11'5" (3.48m) maximum. Radiator. Inset halogen spotlights to ceiling. Smoke alarm. Window to front aspect. Door to:

### **ENSUITE SHOWER ROOM**

A modern matching white suite comprising quadrant tiled shower enclosure with fitted mains shower unit. Low level WC. Wall hung wash hand basin with modern style mixer tap. Inset LED spotlight to ceiling. Heated ladder towel rail. Extractor fan.

### **FIRST FLOOR LANDING**

Feature high ceiling. Radiator. Airing cupboard, with fitted shelving, housing lagged hot water cylinder. Door to:

### **BEDROOM 1**

17'2" (5.23m) maximum into bay x 16'4" (4.98m) maximum. An impressive light and spacious room with feature high ceiling. Feature cast iron fireplace with inset grate, hearth, fire surround and mantel over. Exposed wood flooring. Radiator. Large double glazed sash window to front aspect offering fine outlook over views over neighbouring area, parts of Exeter, Exe estuary and beyond. Doorway opens to:

### **ENSUITE SHOWER ROOM**

A modern matching white suite comprising double width tiled shower enclosure with fitted mains shower unit. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC with concealed cistern. Upright medicine cabinet. Heated ladder towel rail. Tiled floor. Inset halogen spotlights to feature high ceiling. Extractor fan.

From first floor landing, doorway opens to:

### **BEDROOM 2**

16'4" (4.98m) x 10'6" (3.20m). Feature high ceiling. Access to roof space. Radiator. Large double glazed sash window to rear aspect with outlook over rear garden and central courtyard.

From first floor landing, door to:

### **BATHROOM**

A modern matching white suite comprising 'P' shaped panelled bath with central mixer tap, fitted mains shower unit with separate shower attachment and glass shower screen. Low level WC. Wash hand basin with modern style mixer tap. Tiled floor. Heated ladder towel rail. Inset halogen spotlights to feature high ceiling. Extractor fan. Tiled wall surround.

### **OUTSIDE**

To the front of the property is a raised area of garden well stocked with a variety of maturing shrubs, plants, bushes and trees. Steps and pathway lead to the front door with courtesy light. Directly in front of the property is a:

### **PRIVATE SINGLE GARAGE**

With power and light. Parking for two vehicles to the front.

The rear garden enjoys a westerly aspect whilst consists of a paved patio with outside light. Neat shaped area of level lawn. Well stocked flower/shrub beds planted with a variety of maturing shrubs, plants, flowers and trees. A rear gate provides access to communal courtyard.

### **TENURE**

Freehold

### **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.

### **COUNCIL TAX**

Band D

### 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 Devington 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 Vendors 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 checks on 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 surveyors 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 check 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.

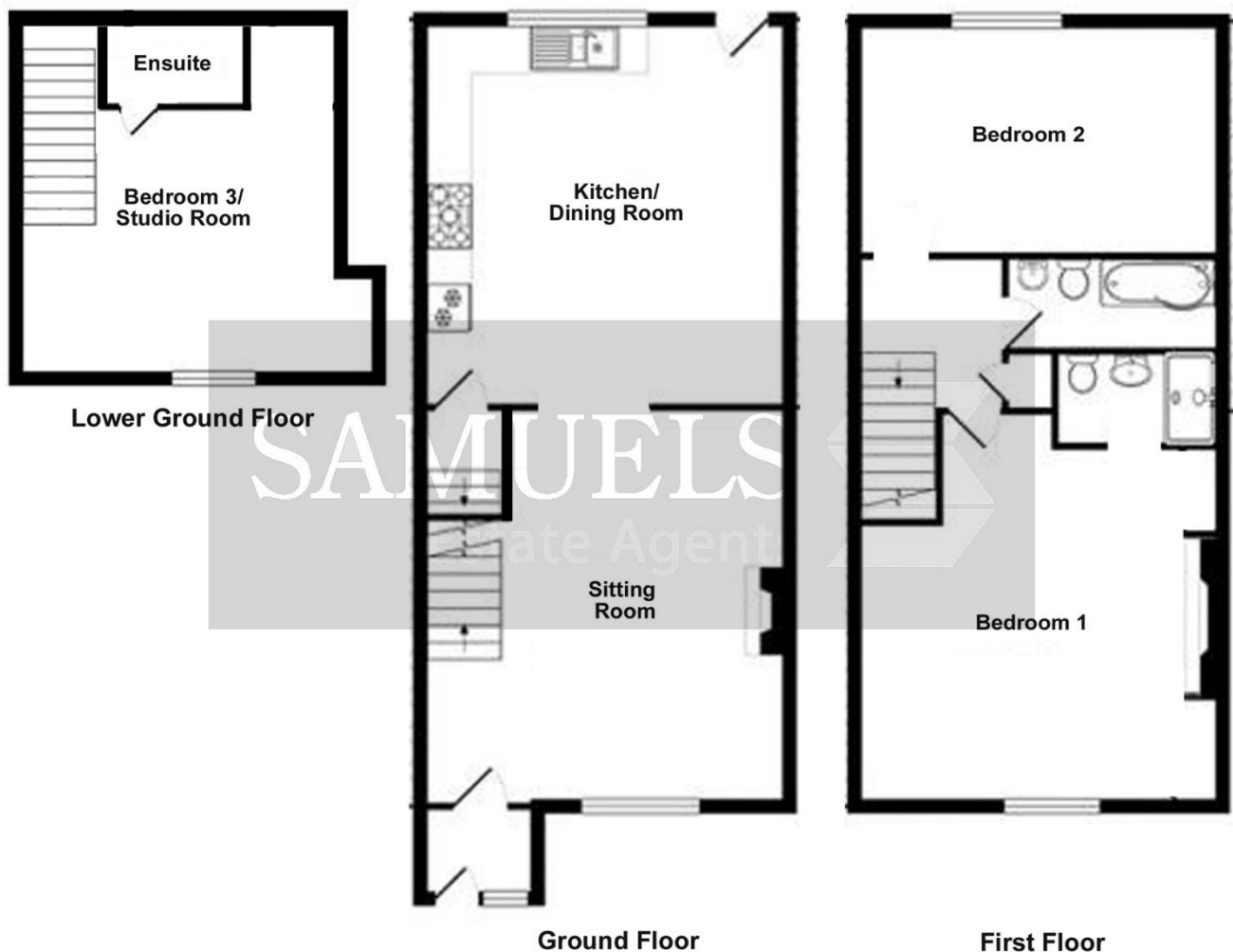
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

### AGENTS NOTE MONEY LAUNDERING POLICY

Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

### REFERENCE

CDER/0524/8632/AV





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		