



naomi j ryan  
estate agents



Bungalow - Detached



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Gas Central Heating



Garage & Driveway



Generous Plot &  
Mature Gardens



Council Tax Band: D

£350,000 Freehold

8 Milbury Close,  
Exminster, Exeter, EX6 8AF

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)





## SUMMARY

Offered to the market with no onward chain, this detached two-bedroom bungalow enjoys a desirable position in Exminster, standing within impressive gardens and a sizeable plot with an attractive outlook across the village. Exminster is a sought-after village just outside Exeter, offering the perfect blend of rural charm and modern convenience. Surrounded by rolling Devon countryside and close to the River Exe, it has a friendly atmosphere that appeals to a broad audience.

The village has an excellent range of everyday amenities, including a well-regarded primary school, a GP surgery, a pharmacy, and a convenience store. For commuters, Exminster is exceptionally well placed. Exeter city centre is only a short drive away, while the M5 and A38 provide easy access across the region. Nearby rail links at Exeter St Thomas and Exeter St David's connect directly to London, Bristol, and the wider South West.

Inside, the property features two well-proportioned double bedrooms, a bright living room with a large picture window capturing views across the village, a fitted kitchen, and a modern shower room. A spacious conservatory extends the living accommodation and provides a lovely spot to relax while overlooking the garden.

The rear garden is a standout feature — mature, thoughtfully planted, and arranged with a wide variety of shrubs and trees, resulting in a beautiful and well-established garden. It offers excellent privacy and plenty of space for those who enjoy gardening or outdoor living. A greenhouse and garden shed provide useful storage and growing opportunities.

To the front, the bungalow is set well back from the road behind an extensive lawned garden, with a long driveway leading to a single garage, offering ample parking.

## MATERIAL INFORMATION

Construction notes: Brick

Heating: Gas Central Heating

Utilities: Connected to mains Gas, Electric, Water & Drainage

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. <https://checker.ofcom.org.uk>

## AGENTS NOTE

This property benefits from owned solar panels, which provide energy to supplement the hot water system. The panels contribute to reducing hot water costs; however, they do not support the central heating system.

## 360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.

## REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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

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