



Farringdon, Exeter, EX5 2JD

A beautiful and spacious three bedroom apartment over two floors and within the wonderful Grade II listed mansion Farringdon House.

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Description

A great location only 7 miles east from the Cathedral City of Exeter. Junction 30 of the M₅ is only 4 miles away and provides easy access to the A38 Devon Expressway and the A30. Exeter Airport is located close by, as well as the popular East Devon coastal towns of Sidmouth, Exmouth and Budleigh Salterton.

Ground Floor:

Main Front Door - Intercom system leading into the formal grand entrance hall, stairs and lift rising to the 1st and 2nd floors.

Stairs rising to second floor where the apartment is situated.

Hallway - Spacious hallway with entry phone, large storage cupboard. Stairs rising to the first floor of the apartment.

Sitting/Dining room - A generous sized room with dual aspect windows and flame effect electric fire, twin night storage heaters, lovely views over the well maintained grounds.

Kitchen - A good selection of wall and base units, with wooden worktops, stainless steel sink with mixer tap, Rangemaster stove with large extractor above, under-counter integrated fridge/freezer, and integrated dishwasher. Room for table and chairs, night storage heaters. Lovely views to the front over the communal grounds

Master Bedroom - A good sized bright room, built in wardrobes, night storage heater, door through to ensuite, great views over the grounds,

En-Suite - Low level WC, basin with vanity unit below, heated towel rail.

Bedroom Two - Another good sized double, night storage heater, lovely views over the grounds.

Family Bathroom - Stand alone bath with shower over, low level WC, pedestal wash hand basin, extractor fan, heated towel rail.

First Floor:

Stairs up to landing. The current owners have created a useful utility area with plumbing for washing machine and space for tumble drier.

Bedroom Three - A unique room, feature round window, night storage heater, great views over the communal grounds,

Shower Room - Low level WC, corner shower, heated towel rail.

Outside and Gardens - The property is approached via a long sweeping driveway and has an allocated space to the front of the house, as well as two visitors parking spaces.

The gardens are delightful and well maintained which is part of the private estate, large open fields and various seating areas around the estate mostly laid to lawn with a variety of mature trees and shrubs.



At A Glance....

Beautiful Three Bedroom Apartment
Master Bedroom with En-Suite
Large Kitchen/Dining Room
Sitting Room
Three Bathrooms
Lift Access
Six acres of Communal Gardens
Private and Visitor Parking
Stunning Quiet Location
Share of Freehold
Great Transport Links

PROPERTY INFORMATION:

Tenure: Leasehold: 999 years from 1 January 1999.
Share of freehold.
Service charge £250 pcm
Council tax band: E
Mains electric
Private drainage

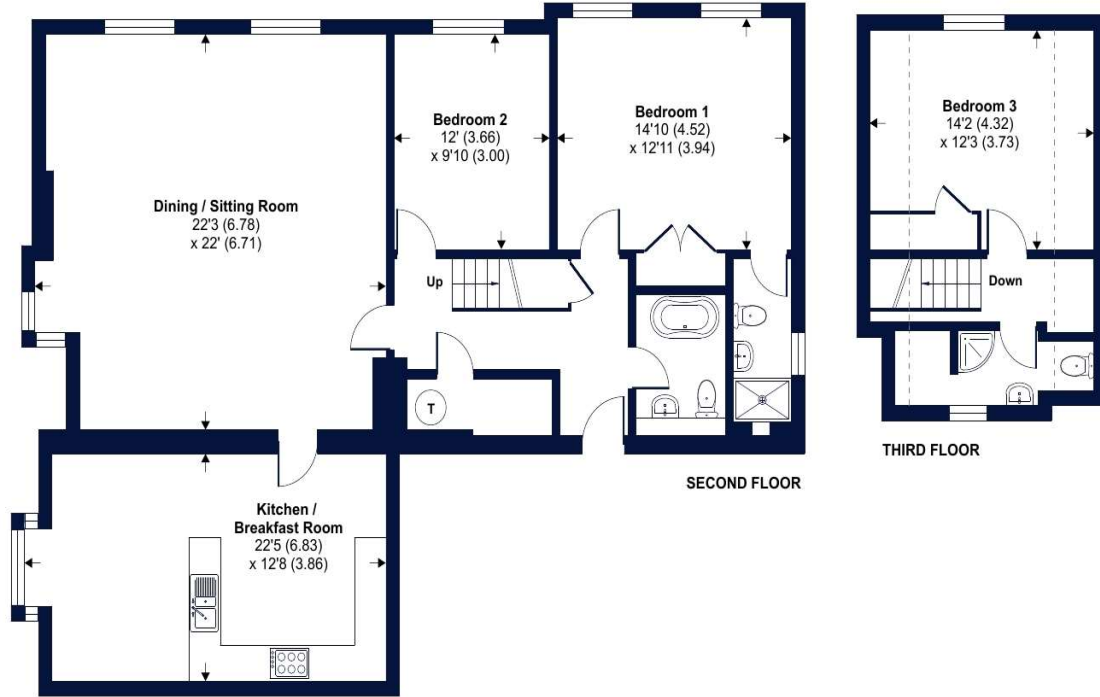
Farringdon House, Farringdon, Exeter, EX5



Denotes restricted head height

Approximate Area = 1543 sq ft / 143.3 sq m
 Limited Use Area(s) = 95 sq ft / 8.8 sq m
 Total = 1638 sq ft / 152.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2022. Produced for Winkworth. REF: 966979



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



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