

1 Waldrons Villas

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Farringdon, Exeter, EX5 2JX

Exeter city centre (7 miles), Exmouth (9 miles)

A well presented 3 bedroom semi-detached home with garage and outbuilding situated in East Devon with ample parking and a paddock of just under 2 acres.

- Well presented semi-detached home
- Adjoining paddock, just under 1.9 acres
- Close to Greendale farm shop
- Council tax band: C
- EPC: C
- Off-road parking for multiple vehicles
- Garage and useful outbuilding/workshop
- Under 3 miles from M5 Junction 30
- Freehold

Guide Price £425,000

SITUATION

1 Waldrons Villas is located on the edge of the village of Farringdon, a picturesque hamlet, close to Greendale Farm shop including fish and butchery departments as well as a cafe. The area provides excellent facilities for walking, riding and cycling. Though in a rural location, Exeter, the regional capital of the South West, is 7 miles away boasting great business facilities together with restaurants, cafés and wine bars. The city is well served with a good range of leisure and cultural amenities, including substantial shopping facilities. The Exe Estuary is 6 miles away and the coastal towns of Exmouth, Budleigh Salterton and Sidmouth are also within easy reach. Transport links are easily accessible with the M5 to the west and A30 to the north. There are regular rail services to central London from Exeter which will get you there in just over 2 hours. Additionally, Exeter International Airport, which is approximately 4 miles away, provides a number of domestic and international flights.







ACCOMMODATION

From the parking area at the rear, a gate gives access into the courtyard with the most direct access to the house being into a useful utility room which has a stainless-steel sink, washing machine and tumble drier. There is a door straight ahead which leads to a downstairs bathroom and on the left into the kitchen/dining area. Updated in recent years the kitchen is fitted with a range of wood fronted base, wall and drawer units with a work top over, a range cooker, a Carron composite sink and drainer and integrated dishwasher. The kitchen forms an L shaped room with dinning area and family room, with electric underfloor heating. The family room has with double glazed French doors to the front garden and a door into the hall. From here stairs rise to the first floor, there is the door to the garden and a door into a sitting room which has a double-glazed window to the front.

From the first-floor landing, doors lead to the 3 bedrooms. Bedrooms 2 and 3 come with built in wardrobes and overlook the front and bedroom 1 has lovely views to the rear overlooking the paddock. There is also a family bathroom with panel bath, low level W.C, a hand wash basin and a spacious walk-in shower.

OUTSIDE

From the main road, a shared drive runs along the side of the house and to the rear where the drive continues along to the neighbours property. There is a fenced parking area providing parking for a number of cars, all private for number 1. From here, there is access into a paddock measuring just under 1.9 acres in total. A gate gives access to a rear courtyard with a door into the house, into a single garage and adjoining workshop. To the front of the house is a walled garden laid mainly to lawn with a concrete sitting area and raised decking.

SERVICES

Current Council Tax: C
Utilities: Main gas, electricity and water
Drainage: Shared sceptic tank located in garden of number 2
Heating: Gas central heating
Tenure: Freehold
Starlink broadband available. EE, O2, Three and Vodafone mobile networks available (Ofcom).

DIRECTIONS

From Exeter, head towards the M5 junction 30 and on reaching the Sandy gate roundabout, go straight across heading towards Sidmouth and at the next roundabout go straight over again onto the A3052. Follow the road past Crealy and the junction signed village centre and as the road gently bends to to the left, the driveway entrance is on the left hand side.

AGENTS NOTE

The vendor advises there is a public footpath along the driveway which follows the Eastern boundary of the paddock.

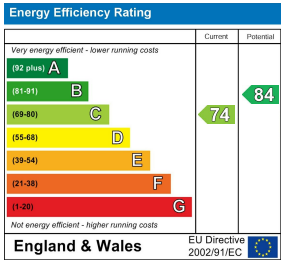






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21/22 Southernhay West, Exeter,
Devon, EX1 1PR

exeter@stags.co.uk

01392 255202

