



Connells

Farmer Place
Matford Exeter

Farmer Place Matford Exeter EX2 0BH



Property Description

Welcome to this well-appointed three-bedroom detached home, set within a sought-after development in Matford. This property offers a comfortable and modern living experience, ideal for families and those seeking a convenient yet peaceful setting. Farmer Place is located within a quiet residential area, offering a balance between city convenience and countryside surroundings. Local amenities, reputable schools, and walking routes along the River Exe are all nearby, while central Exeter, the Marsh Barton retail area, and transport links to the M5 are within easy reach.



Agents Note

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

Entrance Hall

Door to front, wall mounted radiator.

Downstairs WC

5' 6" x 7' 1" (1.68m x 2.16m)

Low level toilet, wash hand basin, plumbing for washing machine, cupboard housing boiler, wall mounted radiator.

Living Room

11' 1" x 16' 1" (3.38m x 4.90m)

Double glazed front aspect bay window, two double glazed side aspect windows, double glazed rear aspect window, two wall mounted radiators.

Kitchen/ Diner

10' 6" x 16' 2" (3.20m x 4.93m)

Double glazed front and side aspect window, French doors to side, wall and base units, work surfaces, electric oven, electric hob with extractor over, sink unit, built-in dish washer, wall mounted radiator.

Landing

Wall mounted radiator.

Bedroom 1

11' 6" into bay x 11' 9" (3.51m into bay x 3.58m)

Double glazed front aspect bay window, wall mounted radiator.

En Suite

5' 1" x 6' 3" (1.55m x 1.91m)

Shower cubicle, low level toilet, wash hand basin, extractor fan, wall mounted radiator.

Bedroom 2

10' 7" x 9' 6" (3.23m x 2.90m)

Double glazed front and side aspect window, wall mounted radiator.

Bedroom 3

6' 3" x 10' 7" (1.91m x 3.23m)

Double glazed side aspect window, wall mounted radiator.

Bathroom

5' 6" x 6' 3" (1.68m x 1.91m)

Bath with mains shower over, low level toilet, wash hand basin, extractor fan, wall mounted radiator.

Outside

Driveway parking. Patio, artificial turf, outside tap, raised planters, gate for rear access, enclosed by walls.

Outbuilding:

With up and over door, divided into two areas: storage and games room.

Storage Area

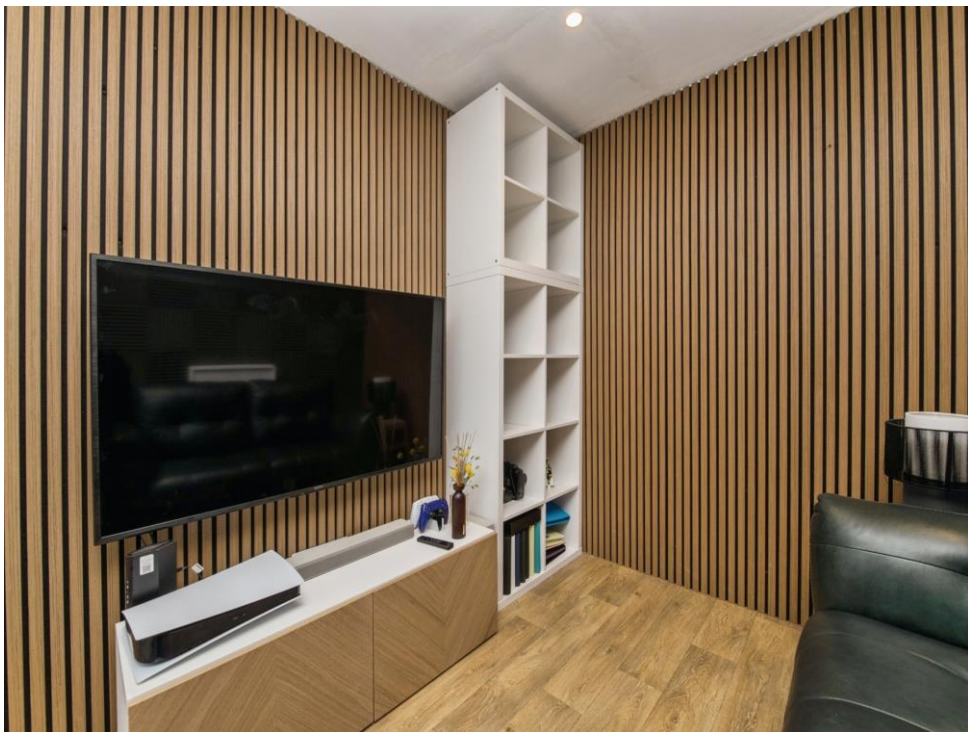
10' x 10' 2" (3.05m x 3.10m)

Games Room

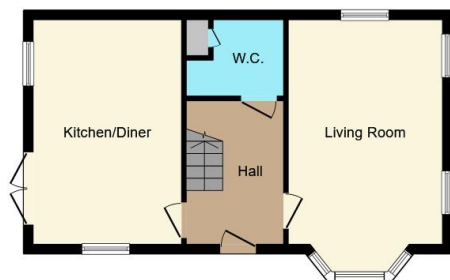
8' 8" x 10' 2" (2.64m x 3.10m)

Door to side.





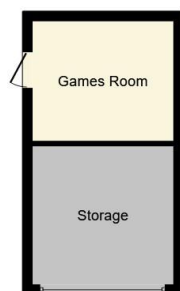




Ground Floor



First Floor



Outbuilding

Total floor area 108.2 m² (1,165 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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8-9 South Street
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EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/EXR317227



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