



3 Perriams, Ebford, Devon





An impressive detached family home in a peaceful village setting.

Summary of accommodation

Ground Floor: Sitting room | Study | Open plan kitchen/dining/living room | Larder | Utility
Cloakroom

First Floor: Principal bedroom with en suite bathroom | Four further bedrooms, one en suite
Family bathroom

Integrated double garage | Garden

Underfloor heating throughout the downstairs

Distances

Topsham 1.5 miles, Darts farm 0.7 miles, Exeter Airport 5.6 miles (1 hour to London City Airport)
Exeter city centre 6.2 miles, Exeter St. David's station 7.7 miles (2 hours to London Paddington)
(All distances and times are approximate)



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Location

The property is in the small village of Ebford, between the bustling towns of Topsham and Exmouth. The village is set in a fine location close to the estuary of the River Exe, with rolling countryside to the east, and sailing in the estuary just moments away. Neighbouring Exton has a local pub called the Puffing Billy, while further amenities, including local shops, supermarkets, restaurants and cafés, can be found in Topsham. The nearest school is the outstanding-rated Lady Seaward's Church of England Primary School in Clyst St. George, while secondary schools can be found in Exmouth and Exeter. Perriams is in the catchment area for clyst vale community college. Walking distance to award winning darts farm shopping village and restaurants, and route 2 cycle network connecting to topsham, exton, exmouth and the exe estuary via a short walk down a quiet lane. Exton has a request-stop station, while Topsham's mainline station offers frequent direct trains to Exeter St David's, which is just over two hours from London Paddington, while there are several major roads nearby, including the M5. Exeter itself is just seven miles way, and offers a vibrant cultural scene, with theatres, cinemas, a museum, arts centres and first-class shopping facilities. Exeter's most renowned schools include the independent Exeter School and the Maynard, while the city is also home to the world-class University of Exeter.

The property

This well-presented detached family home offers five bedrooms and attractive accommodation with elegant, contemporary styling and plenty of natural light throughout. The ground floor has a welcoming reception hall with wooden flooring and an oak staircase leading to the galleried landing, which creates a sense of space and light with its south-facing skylight above. Reception rooms include the dual aspect sitting room, which has a feature fireplace and sliding glass doors opening onto the west-facing side garden. Additionally, there is a useful study, while the heart of the home is the open-plan kitchen and dining room. This spacious living and entertaining area includes French doors opening onto the rear garden, as well as space for a seating area and a large family dining table. The kitchen itself has fitted units in white, as well as integrated appliances and a walk-in larder. Adjoining the kitchen, the utility room provides further space appliances and home storage.





The galleried first floor landing leads to five comfortable double bedrooms, including the generous principal bedroom with its en suite bathroom with separate shower unit. There is one further large bedroom with an en suite shower room, with the first floor also including a family bathroom with a bathub and a separate shower unit. Two of the bedrooms, including the principal bedroom, feature built-in storage.





Garden and grounds

At the front of the property, the block-paved driveway provides parking for two vehicles and access to the integrated double garage for further parking or workshop space. There is an area of front garden shared with the neighbouring property, which has a small lawn and a flowerbed with various shrubs. At the side there is a further area of lawn bordered by established hedgerows, while at the rear there is an area of timber decking overlooking a stream, which runs peacefully through the grounds. A footbridge leads across the stream to an area of woodland.

Services

Mains gas, electricity and water. The property has 7 kW of solar panels and 5.76 kWh of battery storage installed November 2022.

Directions (Postcode EX3 0QB)

What3words: ///gambles.string.taker)

Property information

Tenure: Freehold

Local Authority: East Devon

District Council

Council Tax: Band G

EPC Rating: A

Guide Price: £1,250,000

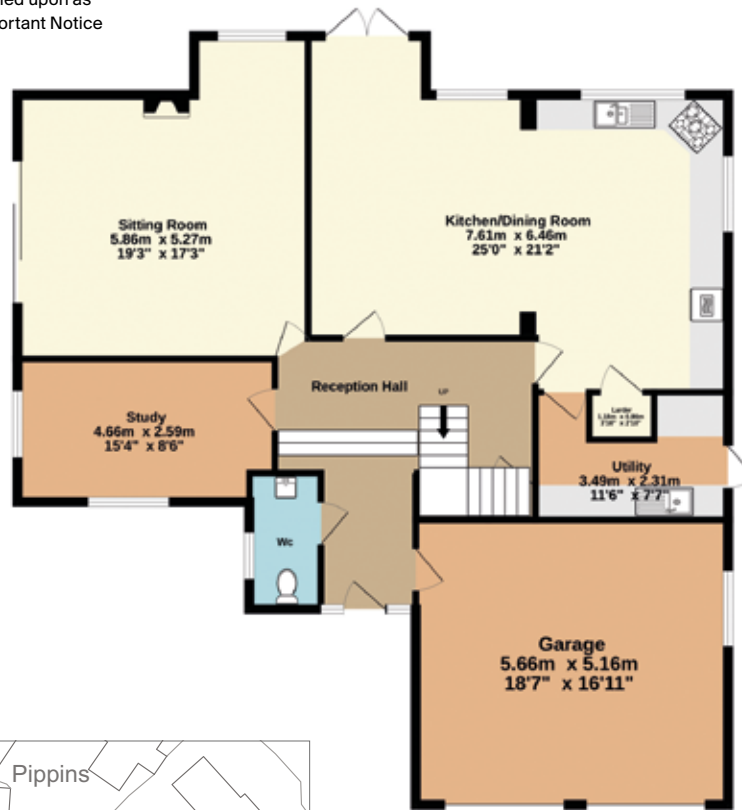


**Approximate Gross Internal Floor Area
266.9 sq m (2873 sq ft)**

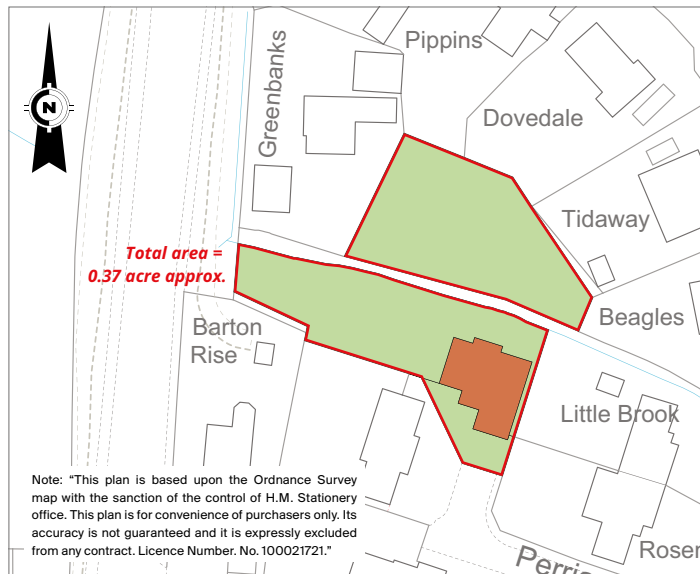
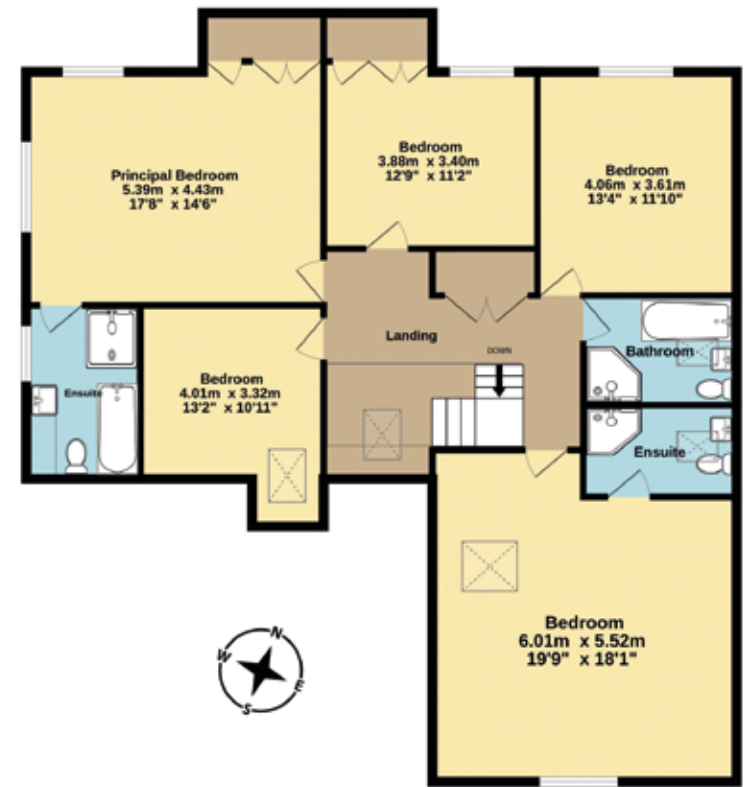
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside

**Ground Floor
136.0 sq.m. (1464 sq.ft.) approx.**



**1st Floor
131.0 sq.m. (1410 sq.ft.) approx.**



Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No.100021721."



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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