



East of 
ESTATE AGENTS

Ferryman Way
Exeter £425,000

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A stylish three-bedroom, three-storey semi-detached townhouse built by the highly regarded Bloor Homes. Situated on the desirable Seabrook Orchards development, this home enjoys a peaceful position with open views across a green space and nearby playing fields.

Semi-Detached Home | Three Bedrooms | Open
Planned Ground Floor | Kitchen Diner | Lounge |
Family Bathroom and En-Suite | Cloakroom | Garage
with Ample Parking | Rear Garden |

DESCRIPTION

This well-proportioned townhouse, constructed by Bloor Homes, offers flexible accommodation set across three floors. A small entrance hallway opens to a bright, open-plan living area incorporating the lounge, dining, and kitchen spaces. The flooring throughout this area is a light wood-effect, enhancing the natural flow. The living space is enlivened by bold feature walls in contrasting colours, adding warmth and personality to the contemporary layout.

The kitchen is fitted with white slab-style wall and base units, topped with grey marble-effect work surfaces. A black bowl and a half drainer sink and an electric hob are neatly inset. A useful storage cupboard is tucked beneath the stairs, and to the side, a cloakroom with W.C. and basin offers convenience. A rear door from the kitchen opens directly to the garden. On the first floor are two generously sized bedrooms, both decorated with colourful wall finishes that bring individuality to each space. A modern family bathroom sits between them, featuring a white suite, partial white-mottled tiling, a bath, W.C., and basin. The landing also houses an airing cupboard.



The second floor hosts the spacious main bedroom with built-in mirrored wardrobes and an en-suite feature a shower cubicle, W.C., and basin.

GARDEN & GROUNDS

The rear garden has been landscaped to offer distinct areas for relaxation and enjoyment. A raised decked space near the house provides a spot for seating and dining, leading to a lawned area with planted borders. At the far end, behind the garage, is a secluded seating area. The garage has been adapted with wooden flooring to serve as a versatile indoor space. Off-road parking is located directly in front of the garage.

LOCATION

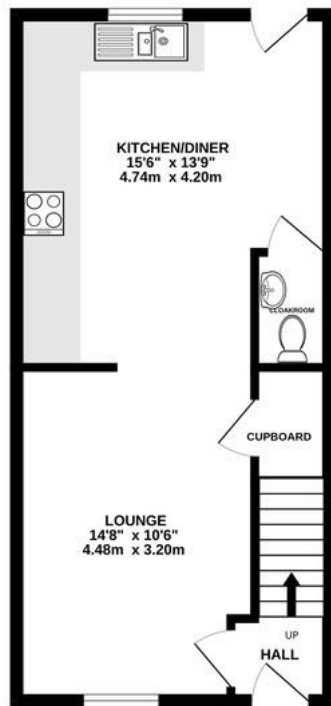
The property is situated within the popular Seabrook Orchards development, a quiet and well-established residential area to the east of Exeter. Set in a tucked-away position overlooking an open green and children's play area, the home enjoys a peaceful outlook with minimal through traffic. The immediate surroundings include well-kept communal spaces and nearby walking routes, with a dog-walking area just a few minutes from the front door.

Excellent transport links make this location particularly convenient. There is straightforward road access to Exeter city centre, the M5 motorway, and the historic riverside town of Topsham. A regular and reliable bus service runs through the area, providing direct routes into Exeter and surrounding districts, ideal for daily commuting or access to local amenities.

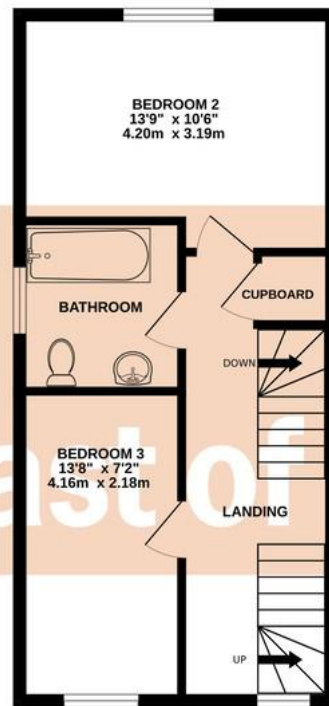
Topsham, with its vibrant high street, independent shops, waterside pubs, and cafes, is just a short drive or cycle away. Exeter offers a wide range of services, including shopping, dining, entertainment, and reputable schools. Riverside paths, green spaces, and the Exe Estuary cycle trail are also within easy reach, making this a well-connected yet calm and community-minded setting.



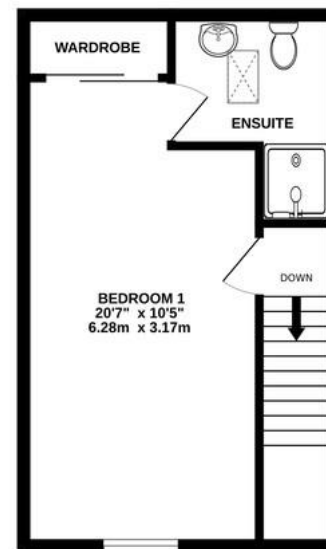
GROUND FLOOR
417 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



2ND FLOOR
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 1156 sq.ft. (107.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



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