



1 Blackmore Mews Exeter, EX2 5SA

A rare opportunity to acquire this excellent four-bedroom detached family sized house in a highly sought after location positioned in the far corner of a small cul-de-sac. The well appointed property boasts a larger than average level corner plot, providing a peaceful retreat while being conveniently close to a communal green area and the picturesque Ludwell Valley Park.

The house comes with two reception rooms and it should be noted that the dining room adjoins the kitchen/breakfast room and offers exciting potential for those wishing to create an open-plan kitchen/dining/living space, perfect for entertaining or family gatherings. A separate utility room adds practicality to daily life and a convenient downstairs cloakroom WC enhances the functionality of the ground floor.

On the first floor, the master bedroom features an en-suite shower room, while the family bathroom serves the three additional bedrooms. The property is equipped with gas central heating and uPVC double glazing, ensuring warmth and energy efficiency throughout the year.

The surrounding trees create a lovely atmosphere, and the location offers easy access to main transport routes, excellent schools and a regular bus service to and from the city centre (bus stop just 75 yards from the house). For those who enjoy the outdoors, Ludwell Valley Park provides a haven for walking enthusiasts and dog owners alike, with its diverse wildlife and beautiful woodlands.

Guide Price £490,000

1 Blackmore Mews

Exeter, EX2 5SA



- NO ONWARD CHAIN
- Lounge, Separate Dining Room
- Family Bathroom, Gas Central Heating
- Integral Garage, Ample Parking
- NEAR LUDWELL VALLEY PARK
- Kitchen/Breakfast Room, Utility Room
- uPVC Double Glazing
- Entrance Hall & Cloakroom/WC
- 4 Bedrooms (en-suite shower room)
- Generous Corner Plot Gardens

Entrance Hall

Lounge

16'5" x 10'1" (5.01m x 3.09m)

Dining Room

11'1" x 8'7" (3.38m x 2.64m)

Kitchen/Breakfast Room

12'5" x 10'0" (3.80m x 3.06m)

Utility Room

9'5" x 4'1" (2.88m x 1.27m)

Cloakroom/WC

Landing

Bedroom 1

15'3" x 11'1" (4.65m x 3.40m)

En-Suite

7'10" x 5'2" (2.41m x 1.60m)

Bedroom 2

9'8" x 8'5" (2.97m x 2.58m)

Bedroom 3

8'9" x 8'7" (2.68m x 2.64m)

Bedroom 4

7'10" x 6'5" (2.39m x 1.97m)

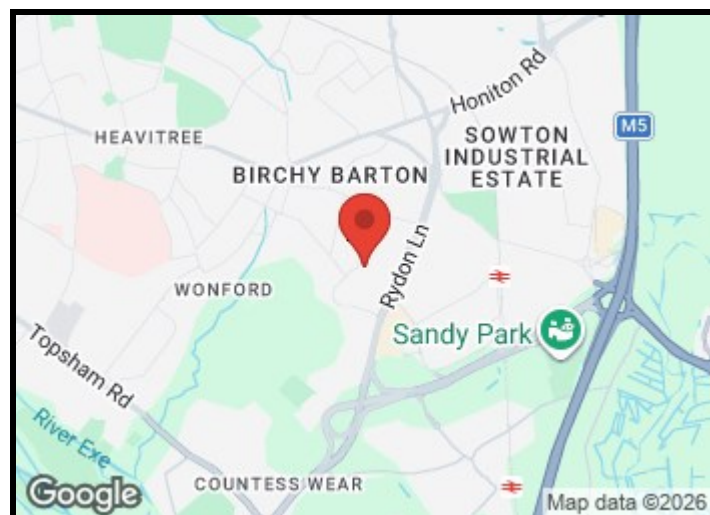
Bathroom

8'0" x 6'5" (2.44m x 1.98m)

Large Corner Plot Gardens

Garage

17'9" x 8'2" (5.42m x 2.49m)



Directions



Floor Plan



Total area: approx. 117.1 sq. metres (1260.2 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		59	74
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	