

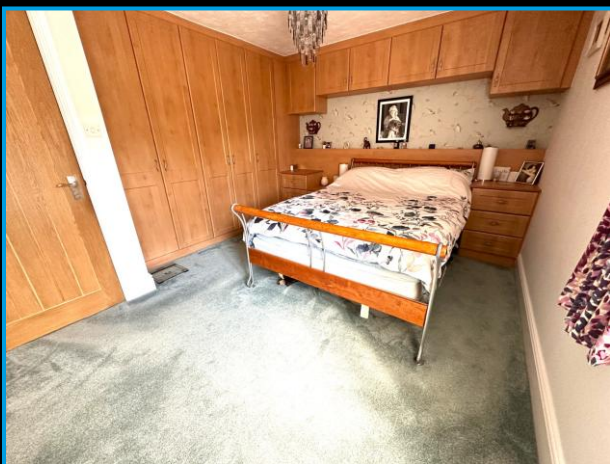
**Guide Price £310,000**

**2 St Johns Farm Mews, Exmouth, EX8 5EH**



- 2 Double Bedroom Semi Detached Bungalow • Quiet, Semi Rural Location On Fringes Of Exmouth • Dual Aspect Living/Dining Room • Modern Fitted Kitchen • Two Double Bedrooms - One With Built In Furnishings • Modern Shower Room • Attractive Low Maintenance Front Garden
- Off Road Parking & Separate Garage. Viewing Advised





Step up to a double glazed entrance porch with further door opening into:-

#### Hallway

Obscure double glazed window to front. A good size hallway. Electric trip switch box. Access to an insulated and part boarded loft space via a trapdoor and ladder that has a light connected. Built in storage cupboard. Radiator. Coved ceiling. Doors leading to:

#### Living Room 22'4" (6.81m) x 12'9" (3.89m) Max

A lovely dual aspect L shaped room with double glazed patio doors to the front aspect opening onto the garden and a double glazed window to the side. Radiators. Coved ceiling.

#### Kitchen 9'9" (2.97m) x 8'5" (2.57m)

Window to rear. Range of modern fitted floor standing and wall mounted cupboard and drawer storage units with attractive work surfaces above, tiled splash backs and under unit lighting. Inset composite one and a half bowl sink unit with a single drainer unit and a mixer tap above. Built in 4 ring gas hob with an electric oven below and a chimney style extractor hood over. Integrated slimline dishwasher. Space for fridge/freezer and washing machine. Wall mounted combi boiler that supplies the gas central heating and domestic hot water. Small breakfast bar area. Wood flooring.

#### Bedroom One 15'4" (4.67m) x 10'1" (3.07m) To Wardrobe

Window to front. A large room that has been furnished with a range of quality bedroom furniture including floor to ceiling wardrobes with hanging rails and storage areas, a range of soft close drawer units and bedside cabinets. Radiator. Coved ceiling.

#### Bedroom Two 9'9" (2.97m) x 9'2" (2.79m)

Window to rear. Radiator. Coved ceiling.

#### Shower Room

Obscure glazed windows to rear. Fully tiled walls. Large walk in shower that has a curved shower screen, an overhead shower and a separate shower attachment. Wash hand basin and close coupled WC in a concealed unit with a built in storage cupboard. Heated towel rail. Wall mounted mirror fronted cabinet. Wall mounted shaving socket.





### Front Garden

Attractive and easy to maintain garden to the front that comprises of a patio area and shingle area that is ideal for pots, tubs, planters etc. The patio is an ideal space for outdoor dining and sitting during the fine weather. Steps lead up to the front entrance porch and the patio doors leading to the living room.

### Garage & Parking

The property has the benefit of a garage that is situated opposite the property with an up and over door to the front. There is also a driveway that provides off road parking for 1 - 2 motor vehicles. There are 2 allocated visitor parking spaces with St Johns Mews also.

### Tenure

The property is FREEHOLD.

### Services

Mains Water ( on a meter ), Gas and Electricity are connected. Private Drainage - The vendor pays £80 every 6 months for the maintenance of the Septic tank. Council Tax Band C.

### Mortgage Assistance

We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

Your home may be repossessed if you do not keep up repayments on your mortgage

Meredith Morgan Taylor Ltd is an appointed representative of Openwork Limited which is authorised and regulated by the Financial Conduct Authority (FCA)

### Agents Notes

Please note, these are draft particulars and they are awaiting vendors verification

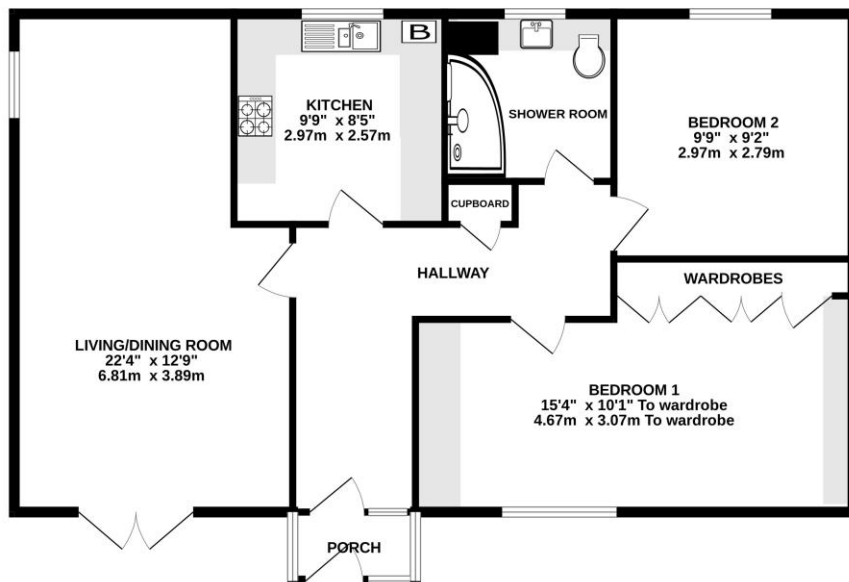
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exmouth@linksestateagents.co.uk  
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## GROUND FLOOR



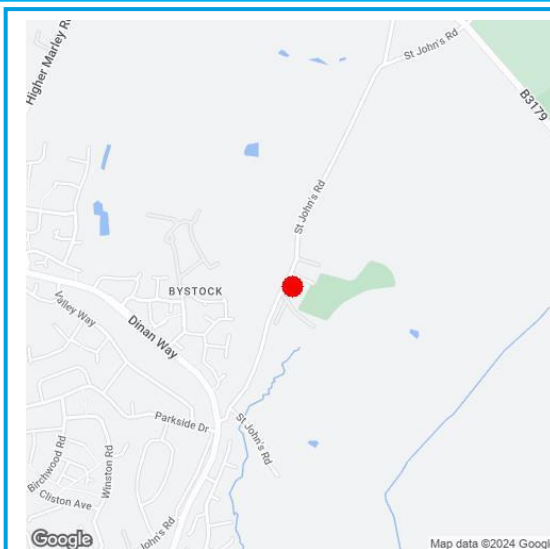
2 ST JOHNS FARM MEWS

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

From our prominent Town Centre office, proceed out of town along Exeter Road. At the traffic lights, turn right onto Hulham Road signposted Ottery St Mary and Pound Lane. Proceed along this road, over the roundabout and just before leaving the town boundary, turn right onto Dinan Way. Take the fifth turning on the left onto St Johns Road. Just before St John In The Wilderness Church, the entrance to St Johns Farm Mews will be found on the right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>		68
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Viewing Strictly By Appointment Only - Contact The Links Team Via:  
TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: [www.linksestateagents.co.uk](http://www.linksestateagents.co.uk)

Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.

# LINKS

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