



Swallow Fields



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Exton Park Farm, Exeter, Devon, EX3 0PT

Topsham (2.6 miles), Exmouth (4.6 miles), Exeter (6.8 miles),

A beautifully presented home located in this highly desirable estuary village with open plan living and being offered with no onward chain.

- Beautifully presented throughout
- Highly desirable estuary village
- Stunning open plan living
- Underfloor heating along ground floor
- Freehold
- No onward chain
- Walking distance to village pub and train station
- Landscaped garden
- 3 double bedrooms and ensuite floor
- Council Tax Band F

Guide Price £750,000

SITUATION

Exton sits on the eastern side of the River Exe Estuary, around six miles from the cathedral city of Exeter, with its extensive range of services and five miles from the coastal town of Exmouth, known for its long sandy beach. Considered a particularly desirable place to live, Exton benefits from its own train station, offering convenient access to both Exeter and Exmouth, the beautiful estuary cycle path and has a petrol station with well stocked convenience store. The Puffing Billy gastro pub is within easy walking distance and the M5, A38, and A30 are all readily accessible and a half-hourly bus service connects the village with Exeter and Exmouth.

DESCRIPTION

Set on the edge of the village, Exton Park Farm is an exclusive development of three contemporary homes, completed approximately ten years ago to an exceptionally high standard. Purchased from new, this property has been meticulously maintained by the current owner and provides impressive open-plan living on the ground floor, thoughtfully designed to maximise natural light through an array of large windows.

The first floor offers three double bedrooms, including a principal bedroom with en-suite, along with a well-appointed family bathroom. Outside, the property enjoys a delightful rear garden, while the front provides off-road parking for up to three vehicles.



ACCOMMODATION

A modern front door with glass side panels opens into a welcoming entrance hall, where a built-in cupboard provides useful storage for coats and shoes. To the right is a stylish downstairs cloakroom, while directly ahead a door leads into the well-equipped utility room where a further door from here gives direct access to the garden. The main living area is an impressive open-plan sitting/dining/kitchen space. Large windows with fitted blinds flood the room with natural light, creating a bright and airy atmosphere, and French doors open seamlessly to the garden. The high-quality kitchen combines style and practicality, offering generous storage, solid worktops and a comprehensive range of Siemens integrated appliances, including induction and gas hob, dishwasher, high-level oven with warming drawer, microwave and full-height fridge. A striking floating glass and oak staircase rises to a spacious, light-filled landing, that leads to the bedrooms. The main bedroom enjoys a dual aspect with views over the garden and surrounding fields. It features built-in double wardrobes and a luxurious en-suite shower room, beautifully finished with a walk-in shower and monsoon-style shower head, Duravit WC and a sleek vanity unit. Bedroom two also benefits from a vaulted ceiling, built-in wardrobe and a pleasant outlook over the garden. Bedroom three is currently arranged as a secondary sitting room but can comfortably accommodate a double bed if required. The spacious family bathroom is elegantly fitted with a shower-bath featuring a monsoon-style shower head, Duravit WC and vanity unit. Additional storage is provided by two built-in landing cupboards, while access to the boarded loft reveals further useful space and houses the gas boiler, hot water cylinder and inverter for the solar panels.

OUTSIDE

The property is approached via a private lane, leading to a spacious gravelled parking area with room for three vehicles, set in front of the property. Gated access on both sides of the house provides entry to the rear garden. The rear garden is beautifully landscaped and maintained, featuring a patio ideal for outside dining and a level lawn bordered by a variety of shrubs and trees and offering a delightful outlook over the surrounding countryside. The garden also benefits from outside lighting, a water tap and a large summerhouse.

SERVICES

Utilities: Mains electricity, mains gas, solar PV panels.

Drainage: Private drainage shared with two other properties.

Heating: Gas powered boiler providing underfloor heating on the ground floor and in bathrooms and radiators on the first floor

Tenure: Freehold

EPC: C

Council Tax Band: F

East Devon district council

Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).

DIRECTIONS

From the M5 and Exeter head towards Exmouth along the A376 passing through village of Ebford. On entering Exton, pass the petrol station, continue down the hill and after the traffic lights, the turning for Exton Park Farm is on the left .



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

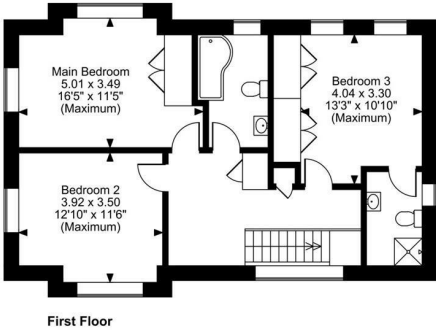
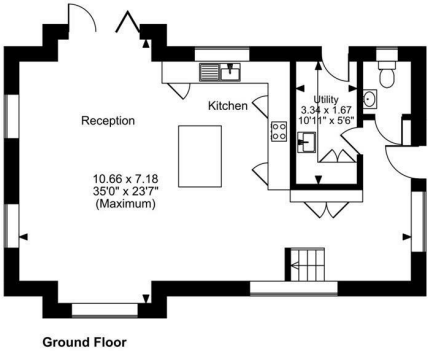
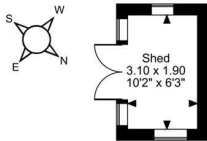


| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running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

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Swallow Fields Exton Park Farm, Exmouth Road, Exton, Exeter, Devon
Approximate Gross Internal Area
Main House = 1466 Sq Ft/136 Sq M
Shed = 63 Sq Ft/6 Sq M
Total = 1529 Sq Ft/142 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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FINE COUNTRY