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Flat 10 Farringdon House



Exeter city centre 8.3 miles, Exeter central train station 7.4 miles.

A stunning 3-bedroom top floor apartment located in Grade II Listed Farringdon House, approximately 5 miles from the centre of Exeter, with very spacious accommodation arranged over 2 floors and beautiful views over 6 acres of communal gardens.

- Top floor apartment in a beautiful period building
- Attractive communal gardens extending to 6 acres
- Very well-presented accommodation arranged over 2 floors
- Lovely views over the grounds and countryside beyond
- Allocated and visitors parking
- 5 miles from Exeter and 4 miles from the M5
- EPC - E
- Council Tax - E
- Leasehold: 999 years from 1 January 1999. Share of freehold.

## SITUATION

A stunning 3-bedroom top floor apartment located in Farringdon House, approximately 5 miles from the centre of Exeter, with very spacious accommodation arranged over 2 floors including a delightful sitting room, modern kitchen/breakfast room, and master bedroom ensuite all with beautiful views over 6 acres of communal gardens and benefitting from allocated and visitors parking.

## ACCOMMODATION

Located approximately 5 miles from the centre of Exeter and only 4 miles from junction 30 of the M5, Farringdon House is an impressive, Grade II Listed former manor house divided into apartments set in 6 acres of well kept communal grounds. From the impressive entrance hall, a lift and stairs rise to the top floor giving access to this very well presented 3-bedroom apartment with accommodation arranged over 2 floors. There is a large-sized sitting room with views over the gardens, and a lovely modern kitchen/breakfast room with wood block work surfaces and a range of integral appliances. The bedrooms are a very well sized with two doubles, one with an impressive ensuite, and there is a lovely main bathroom. From the hall stairs rise to a charming office/bedroom 3 with feature window also enjoying views over the grounds, and on this floor is a very useful shower room. A wonderful opportunity to purchase a stunning apartment, in a rural position on the edge of Exeter.

## OUTSIDE

Very well maintained and managed, outside the residents have use of the

communal grounds which surround the house and extend to approximately 6 acres in total mainly open fields with a number of pleasant seating areas, shrubs and trees. The apartment benefits allocated parking for 3 cars, there is visitors parking and the use of a timber shed for bikes.

## SERVICES

Current Council Tax: E  
Utilities: Mains electric and water  
Drainage: Recently installed sewage treatment plant. Most recent bill £78 for 6 months  
Heating: Individual electric heaters  
Tenure: Leasehold  
Service charges: Currently £300 per month including building insurance, exterior works and maintenance of windows, door and grounds.  
Standard and ultrafast broadband available. EE, 02, Three and Vodafone mobile networks available (Ofcom)

## TENURE

Tenure: Leasehold: 999 years from 1 January 1999. Share of freehold. Please note there is a restriction on dogs where they can only stay with permission of the management company.

## TREE PRESERVATION ORDERS

The vendor advises that a number of trees within the ground are subject to TPO's.

**Guide Price £325,000**



Approximate Area = 1541 sq ft / 143.1 sq m

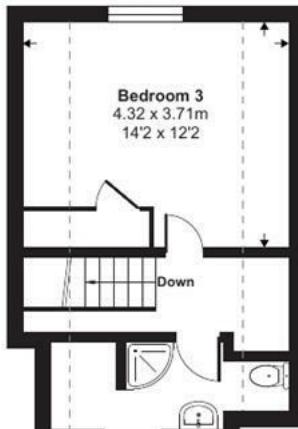
Limited Use Area(s) = 98 sq ft / 9.1 sq m

Total = 1639 sq ft / 152.2 sq m

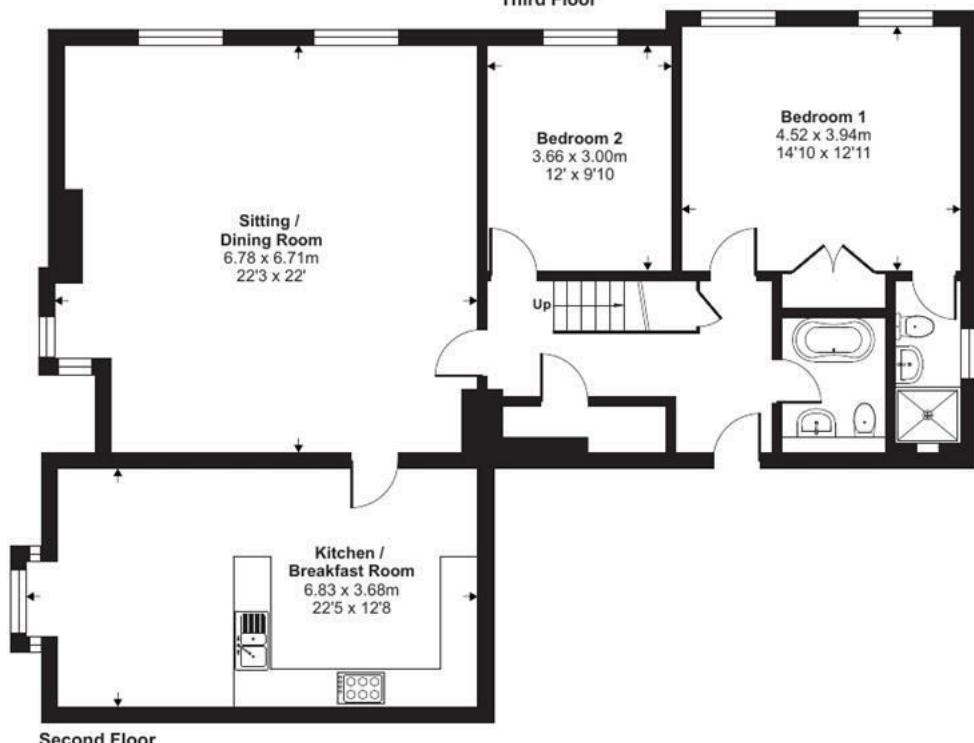
For identification only - Not to scale



Denotes restricted head height



Third Floor



Second Floor



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023.

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Energy Efficiency Rating		Current	Prospective
Very energy efficient - lower running costs			
(A1-A9)	<b>A</b>		
(B1-B9)	<b>B</b>		
(C1-C9)	<b>C</b>		
(D1-D9)	<b>D</b>		
(E1-E9)	<b>E</b>		
(F1-F9)	<b>F</b>		
(G1-G9)	<b>G</b>		
Not energy efficient - higher running costs			
EU Directive 2010/31/EU			

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