



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 £475,000

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- 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	En-Suite
Lounge	7'10" x 5'2" (2.41m x 1.60m)
16'5" x 10'1" (5.01m x 3.09m)	Bedroom 2
Dining Room	9'8" x 8'5" (2.97m x 2.58m)
11'1" x 8'7" (3.38m x 2.64m)	Bedroom 3
Kitchen/Breakfast Room	8'9" x 8'7" (2.68m x 2.64m)
12'5" x 10'0" (3.80m x 3.06m)	Bedroom 4
Utility Room	7'10" x 6'5" (2.39m x 1.97m)
9'5" x 4'1" (2.88m x 1.27m)	Bathroom
Cloakroom/WC	8'0" x 6'5" (2.44m x 1.98m)
Landing	Large Corner Plot Gardens
Bedroom 1	Garage
15'3" x 11'1" (4.65m x 3.40m)	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.

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