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14 Matford Mews



Exeter City Centre 3 miles  
M5 (J30) 3 miles

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## A characterful family home with easy access to the city centre and major roads

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- Versatile accommodation over three floors
- Character features
- 3 Double bedrooms (2 en suite)
- Study/office space
- Extensive reception space including open plan living/family room
- Private garden plus communal gardens
- Garage & parking
- Easily accessible location

Guide price £325,000



### SITUATION

Matford is conveniently located on the southern edge of Exeter, approximately three miles from the city centre and ideally situated for access onto the A38, M5 and nearby Marsh Barton trading estate.

### DESCRIPTION

Matford Mews is a select development of barn conversions retaining many character features including exposed beams, arched windows and thick exterior walls.

### ACCOMMODATION

The entrance hall is spacious providing useful storage cupboards and hanging space. To the left is a large bedroom, which has a pleasant front aspect, along with dressing area and en suite shower room. Of further note on the ground floor is a cloakroom, useful storage cupboard and a utility room with a range of units and plumbing and space for laundry appliances.

On the first floor is a large dining hall opening through to the living accommodation and stairs to the second floor. The dual aspect kitchen comprises a range of cream shaker-style wall and base units, 4-ring electric hob, built-in double oven and an integrated fridge and slimline dishwasher. Door to rear garden. The reception room is light with a natural divide providing two separate areas; the living room overlooks the front and the family room has double doors with windows either side opening to the rear garden.

On the second floor there are two further bedrooms, a study and family bathroom. The principal bedroom suite overlooks the rear garden with steps up to the dressing area fitted with two

double wardrobes and leads to an en suite shower room with double width shower cubicle. The third bedroom is dual aspect with a built-in wardrobe. Also on this level is a study and family bathroom.

### OUTSIDE

To the rear of the property is a delightful enclosed cottage-style garden with paved patio providing a pleasant seating area. The garden is laid mainly to lawn with well stocked borders. Gate access to a gravelled parking area and communal grounds immediately to the rear of the property. To the front of the property is a well maintained communal courtyard and level area of lawn.

There is a single garage (18' x 10') located at the end of the communal parking area with up-and-over door and power and light supply.

### SERVICES

Mains electricity. Mains gas. Mains water. Private drainage (shared). Gas-fired central heating.

### AGENT'S NOTE

Maintenance charge of £42 per month, which includes maintenance of the communal areas and gardens.

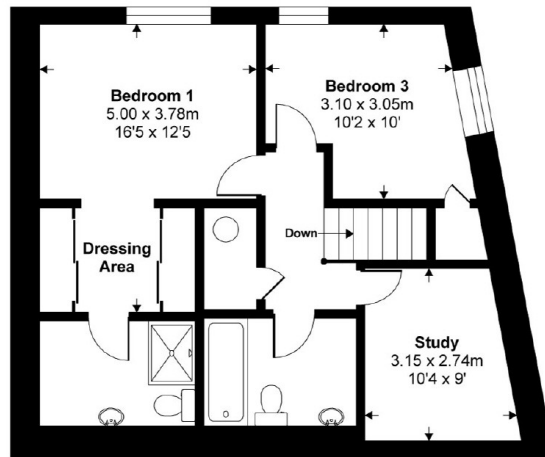
### DIRECTIONS

From the city centre proceed along Topsham Road to the Countess Wear roundabout. Take the third exit into Bridge Road (A379). At the next roundabout take the second exit, continuing on the A379. Before the next roundabout, as you approach The Devon Hotel, turn left into the lay-by and left again into the development. The property will be found on the left hand side.

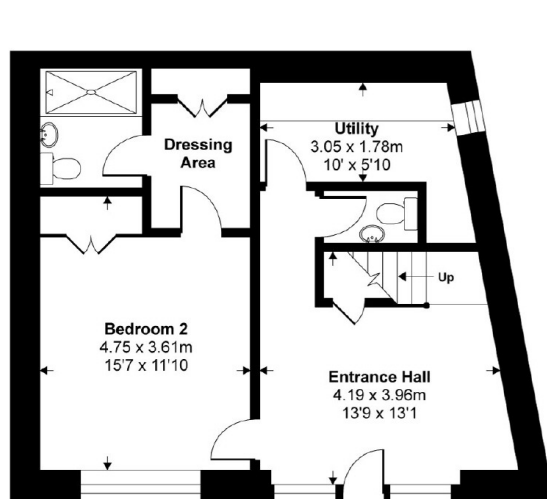
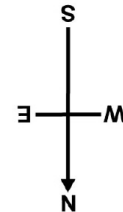




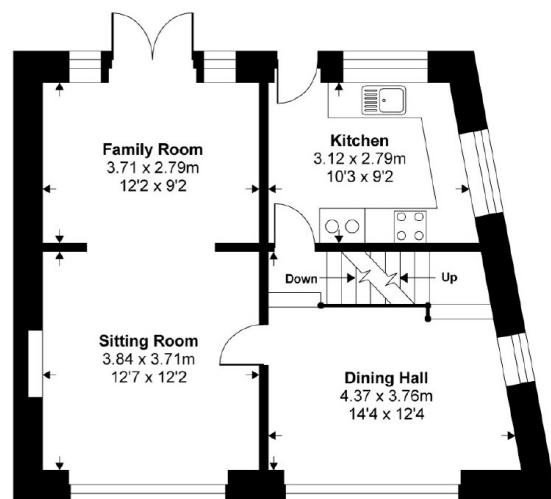
Approx. Gross Internal Floor Area  
159.7 Sq Metres 1720 Sq Ft



First Floor



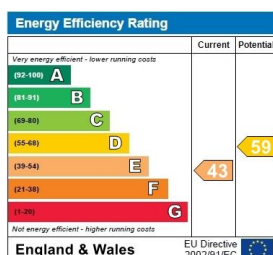
Lower Ground Floor



Ground Floor

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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

These particulars are a guide only and should not be relied upon for any purpose.



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