

STAGS

Studley, Exton Lane

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Exton, Exeter, EX3 0PN

Exton train station (0.5 miles), M5 junction 30 (3.2 miles), Exeter city centre (6.4 miles)

Located in the ever popular estuary village, a 4 bedroom detached family home with a South facing garden of around 1/3 acre.

- 4 bedroom detached house of nearly 2000 sq ft
- 3 reception rooms
- Adjoining utility room
- Large garage and workshop
- EPC: D
- Level South facing garden of around 1/3 acre
- Good sized kitchen/breakfast room
- No onward chain
- Ample driveway parking
- Current council tax band G

Guide Price £850,000







SITUATION

Studley is a very attractive period house located along a quiet no through road in this highly desirable village. 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 Exe Leisure Trail and has a petrol station with a well stocked convenience store. The Puffing Billy gastro pub is within easy walking distance and the M5, A38, and A30 are all readily accessible. A half-hourly bus service connects the village with Exeter and Exmouth.

DESCRIPTION

Studley is an attractive period property believed to have been constructed around the early 1900's, in the same ownership for many years and being sold with no onward chain.

The house provides spacious and versatile accommodation arranged over two floors, retaining a number of period features whilst offering comfortable family living. Of particular note are the generous reception rooms, large kitchen/breakfast room and impressive family/garden room, which provides a versatile additional living space with direct access to the garden.

The accommodation is approached via an entrance porch leading into a welcoming reception hall, with stairs rising to the first floor. The sitting room is a well-proportioned and characterful room, featuring an exposed brick chimney breast and a raised hearth, The separate dining room has glazed double doors opening into the kitchen/breakfast room and French doors leading onto a part-covered patio, making this a particularly useful space for entertaining.

The kitchen/breakfast room is fitted in a traditional farmhouse style with a range of matching wall and base units, wooden work surfaces and tiled splashbacks. There is a Belfast-style double sink, range cooker with extractor over, integrated freezer and further appliance space. A rear lobby provides access to the garden.

A particularly useful feature is the spacious family/garden room, which offers considerable flexibility for use as a family room, home office, playroom or additional entertaining space. Double-opening French doors lead directly onto the garden.

The ground floor is completed by a generous utility room, cloakroom and separate shower/wet room. The utility room provides a good range of fitted storage, sink and appliance space, together with an airing cupboard and concealed oil-fired boiler.

On the first floor there are four good-sized double bedrooms. The principal bedroom is particularly light and spacious, with two deep built-in double wardrobes and windows to the front and side, enjoying views over the gardens and surrounding area, with glimpses of the Exe Estuary. The second bedroom also benefits from two built-in double wardrobes, whilst bedrooms three and four provide further well-proportioned double bedroom accommodation, with bedroom four having two built-in wardrobes.

The family bathroom is fitted with a white suite comprising bath with mains shower over, wash hand basin and WC, with tiled walls and floor.

The first-floor landing also provides access to a good-sized, part-boarded and insulated roof space, approached via a pull-down aluminium ladder and having electric light.

OUTSIDE

The property is approached over a private road and a driveway provides ample parking and access to the double garage and workshop. The South facing gardens and grounds extend to approximately one-third of an acre with a predominantly level lawn fully enclosed by new fencing providing considerable scope for family use, entertaining and gardening.

UTILITIES

Current council tax band: G
Tenure: Freehold
Utilities: Mains electricity water and drainage
Heating: Oil fired central heating
Standard, Superfast and ultrafast broadband available. O2, Three, EE and Vodafone mobile networks available (Ofcom).

DIRECTIONS

Head towards Exmouth along the A376 and on entering Exton, pass the petrol station and take the next turning on the right into Exton Lane. The lane for Studley is a short way along on the right hand side with the property being along on the right.
What three words: ///abundance.dawn.issuer

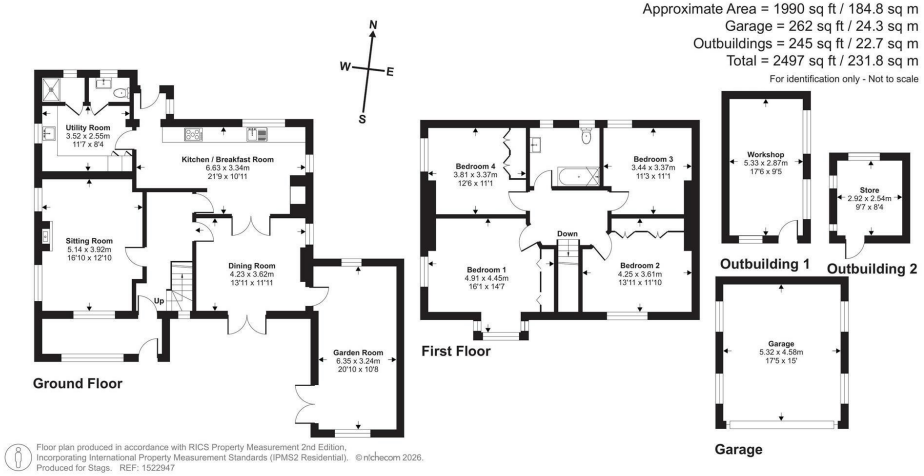


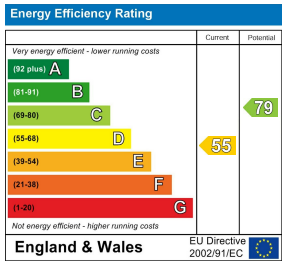




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