



A ground floor two bedroom apartment with fabulous high ceilings, south facing to the front of this well maintained and grand building. Benefiting from residents parking and use of the approximate 6 acres of communal grounds. Would benefit from modernising and has No Ongoing Chain

Farringdon House
Farringdon £250,000

East of **EXE**

Farringdon House Farringdon £250,000

Ground Floor | Two Bedrooms | Kitchen/Dining Room | Fabulous High Ceilings |
Substantial and Grand Feel | Residents Parking | Private Communal Gardens of Approx 6
Acres | Requires Modernisation | No Ongoing Chain

APPROACH

Communal front door leading to an impressive communal entrance hallway with doors leading through to an inner hallway and front door to No 3.

ENTRANCE HALLWAY

Spacious entrance hallway with high coved ceiling. Wall mounted electric night storage heater. Entry phone. Door to deep storage cupboard with light and power, plus plumbing for washing machine. Door to useful cupboard with coat hanging space and shelving. Door to cupboard housing meters and fuse box. Doors to inner hallways. Door to bedroom 1.

INNER HALLWAY

Inner hallway with high coved ceiling. Archway through to the living room and door to kitchen/dining room.

LIVING ROOM

Wonderful light and spacious living room with two tall windows to front aspect with deep sills and window seats with outlook over the driveway and communal gardens beyond. High coved ceiling. Two wall mounted modern electric radiators. Feature fireplace with ornate mantle and marble effect inset and hearth, with freestanding coal effect electric fire. TV and telephone points. Wall lighting.

KITCHEN/DINING ROOM

Spacious kitchen/dining room with tall window to front aspect with outlook over the drive and communal gardens beyond. High coved ceiling. Fitted kitchen with excellent range of base and wall units in light wood effect finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Space for slot-in electric cooker with extractor hood over. Space and plumbing for dishwasher. Further under worktop appliance space. Concealed worktop lighting. Space for freestanding fridge/freezer. Wall mounted electric night storage heater. TV point.

BEDROOM ONE

Spacious double bedroom with high coved ceiling and tall window to side aspect with deep sill. Range of built-in wardrobes complete with hanging rail and shelving, plus high level storage cupboards over. Telephone point. Wall mounted electric night storage heater. Folding door to en-suite.

ENSUITE

Large fully tiled en-suite with white suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under, bath with tiled surround, glass folding screen and mixer tap with shower head attachment, and fully tiled wet room style shower enclosure with mixer shower over. Extractor fan. Wall mounted electric night storage heater. Wall mounted electric ladder style radiator. Recess spotlights. Coved ceiling.

INNER HALLWAY

Further inner hallway with high coved ceiling and doors leading to bedroom 2 and shower room. Door to cupboard housing hot water tank.

BEDROOM TWO

Further spacious double bedroom with tall window to side aspect and high coved ceiling. Double doors to built-in wardrobes complete with hanging rail and shelf, with high level storage cupboards over.

SHOWER ROOM

White suite comprising; low level w.c., pedestal hand wash basin and glass sliding doors to tiled shower enclosure with electric Mira shower. High coved ceiling. Extractor fan. Light with shaver point. Sliding doors to storage/utility cupboard complete with space and plumbing for washing machine and fitted shelving.

COMMUNAL GARDENS AND PARKING

A large communal garden is located to the front of the property featuring a large water feature with steps leading up to a large lawn garden area with a variety of seating areas.

The property has allocated parking located to the front of the building.

AGENTS NOTES

The property is leasehold with 975 years left remaining on the lease.

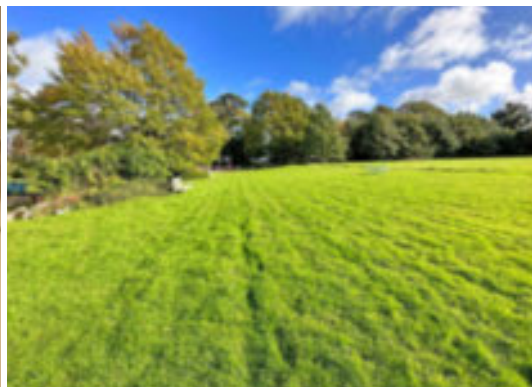
Ground Rent - £10 Per Annum
Service Charge - £250.00 Per Annum

Council Tax Band: E - East Devon Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
1180 sq ft. (109.6 sq.m.) approx.



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East of EXE

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.