



1930's style Semi Detached FAMILY HOME

CHECK OUT this 1930's style Semi Detached SPACIOUS HOME. A great opportunity for a FAMILY HOME, potential to extend/refurbish. Large rear Garden & Patio, Off Road Parking & double Garage. 4 Bedrooms, Study, Kitchen Utility, Living Dining. Semi-rural location close to Towns, Shops, Rail Station & Exeter

4 The Drive | Devon | EX5 2JD



thoroughly good property agents



PROPERTY TYPE

Semi-Detached House



SIZE

1,534 sq ft
+ Garage



LOCATION

Semi-Rural
Close to Towns & Exeter



AGE

1920s to 1930s



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

LPG gas Central Heating



PARKING

Double Garage, Off Road
Parking



OUTSIDE SPACE

Large Garden, Patio



EPC RATING

42 E



COUNCIL TAX BAND

D



in a nutshell...

- 100FT + rear Garden, onto fields
- Semi Rural private road
- Potential to extend & refurbish
- 4 Bedrooms + Study space
- Living Room & Dinign Room
- Kitchen + Uitlity
- Double Garage & Off Road Parking
- Easy access to A30 & M5 & Rail Station
- Close to Cranbrook & Honiton Towns





the details...

CHECK OUT this spacious FAMILY HOME set in a semi-rural location along a private road, backing onto fields with a lovely long Garden.

Located in Farringdon, just a short drive away from the new Town of Cranbrook, with Schools Shops, amenities, Rail Station link to Exeter and London and Exeter Airport, immediately nearby is the A30 bypass linking quickly to the M5 and Honiton Town and Exeter City Centre.

Set back from the road with Garden frontage, Off Road Parking, and a Double Garage the main Entrance Hall gives access to the Kitchen and Living Dining area. The main Living Space overlooks the front Garden and a Dining Room overlooking the rear Garden with Patio Door. The galley style Kitchen overlooks the rear Garden with a back door and gives direct access to the Garage and Utility Room.

The first-floor landing has a Study area that leads through to Bedroom Three, a good-sized double overlooking the front and the main Bedroom a large double with En-suite Shower Room overlooking the rear Garden with far reaching views. There are two more double Bedrooms and a Bathroom off the landing area.

With double glazing, a shared septic sewage (due to be adopted by Southwest Water in the future) and LPG gas central heating the outside space to the rear really opens options for landscaping. Private long and surrounded by green back directly onto a neighboring farmers field.

Agents Note:

The current owners have made initial discussion with an Architect and some plans have been drawn for a rear extension and potential loft conversion, subject to Permitted Development Rights and/or Planning Permission. Further details, drawings and CAD images may be supplied upon request.

A great shape and size property and a superb location, just a short distance away from life.

Well worth a look!

Tenure: Freehold
Council Tax Band D



what the owner loves most...

What a view and Garden ! This is a great home, just a short distance away from main road links & rail station, but still secluded and private



the floorplan...



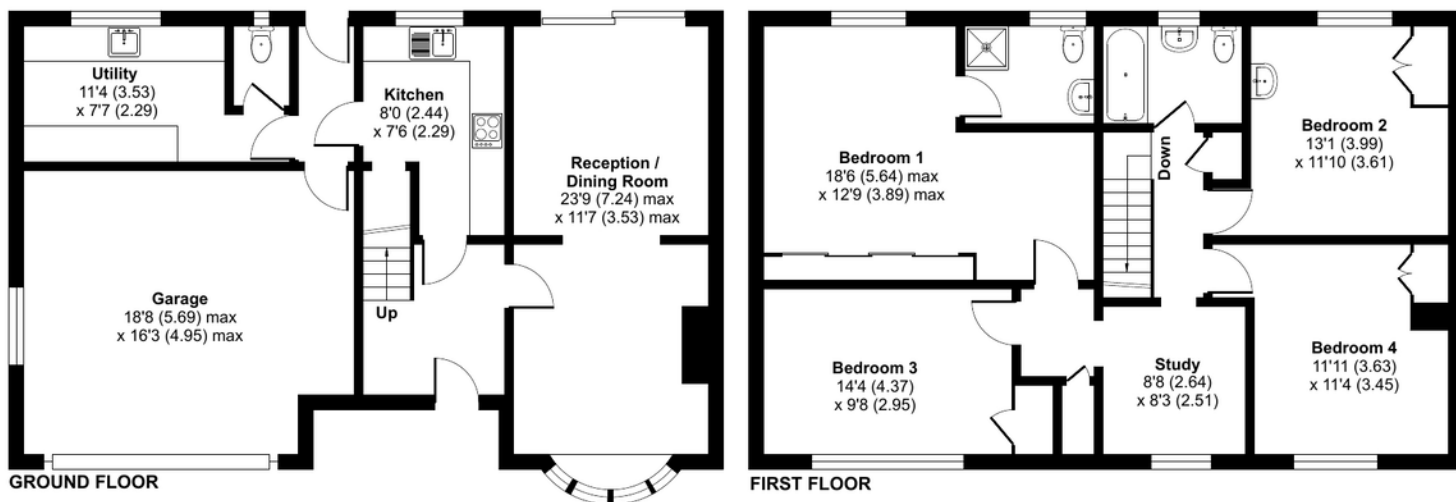
The Drive, Farringdon, Exeter, EX5

Approximate Area = 1534 sq ft / 142.5 sq m

Garage = 288 sq ft / 26.7 sq m

Total = 1822 sq ft / 169.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Ashtons Complete (Complete Property). REF: 1115487



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