



West of 

Mamhead Road
Exeter £330,000

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8 Ford Farm Court is an impressive three/four-double-bedroom barn conversion, forming part of a small exclusive development created from the former outbuildings and barns of Ford Farm on the Powderham Estate. Positioned on the edge of the village, it offers excellent access to local amenities, train services, Exeter city centre, nearby beaches, and Dartmoor. The home boasts bright, spacious accommodation with high

Wonderful barn conversion | Three/Four double bedrooms | Light and spacious living room | Modern newly fitted kitchen | Second ground floor reception room/bedroom 4 | Master bedroom with en-suite | Modern bathroom | Small garden area | Garage with parking in front | Chain Free

APPROACH

Covered entrance canopy. Part glazed front door to entrance hallway. Outside light.

ENTRANCE HALLWAY

Spacious hallway with stairs to first floor. Wall mounted electric night storage heater. Coat hanging space. Phone point. Door to under stair cupboard. Further door to useful cupboard complete with shelving. Doors to living room, further reception room/bedroom 4, kitchen/breakfast room and cloakroom.



CLOAKROOM

4' 5" x 3' 3" (1.35m x 0.99m) Window to front aspect with obscure glass. Pastel coloured suite comprising; low level w.c. and pedestal hand wash basin. Wall mounted electric night storage heater.

LIVING ROOM

13' 6" x 13' 3" (4.11m x 4.04m) Wonderful light and spacious living room with full height windows to the rear and part glazed door to garden area. Exposed ceiling timbers. TV point. Slate hearth with electric coal effect stove fire. Wall mounted electric night storage heater.

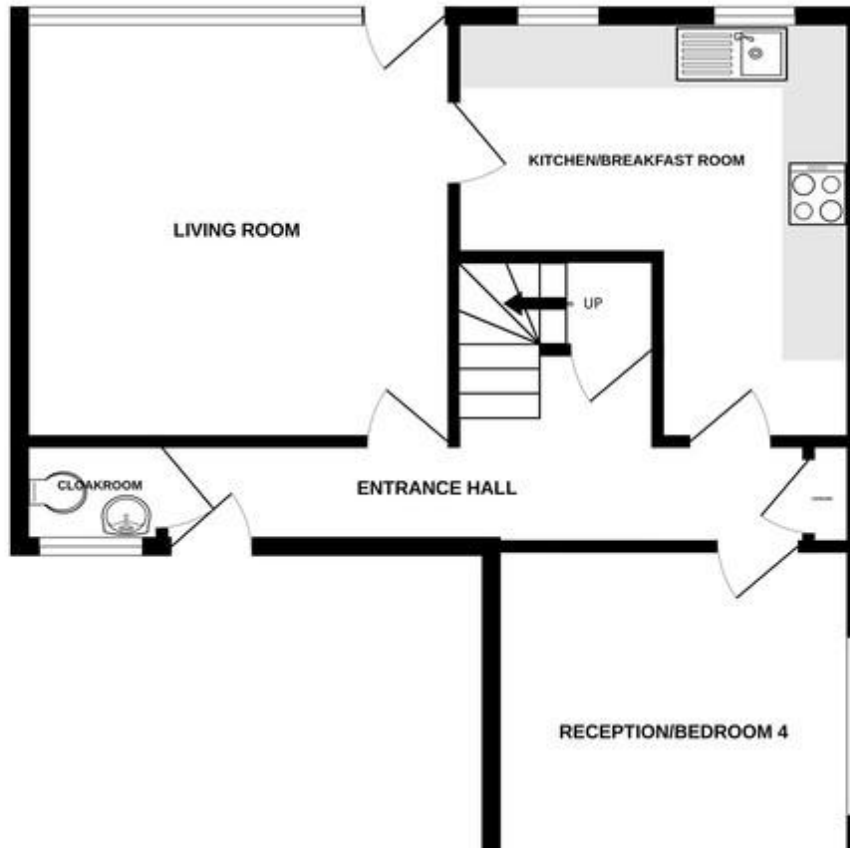
KITCHEN/BREAKFAST ROOM

13' 0" x 12' 4" (3.96m x 3.76m) Attractive kitchen/breakfast room with two windows to rear access with views over the gardens and countryside beyond. Modern newly fitted kitchen with excellent range of base, wall, drawer and larder units in a high gloss beige finish. Granite effect worktop with inset stainless steel sink. Integral electric single oven and electric hob with modern stainless steel cooker hood over. Space and plumbing for washing machine and dishwasher. Space for freestanding fridge/freezer. Exposed ceiling timber. Recess spotlights. Wall mounted electric night storage heater. Return door to entrance hallway.

RECEPTION ROOM/FOURTH BEDROOM



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		69

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