

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## St. Johns Farm Mews

Exmouth, EX8 5EH

Offers Over £295,000



Council Tax: C



# 2 St. Johns Farm Mews

Exmouth, EX8 5EH

Offers Over £295,000



## Details

As you enter the property from the porch (Which is perfect for coats and shoes) you are greeted by a spacious hall giving access to the roof space along with all rooms, a wonderful lounge/dining room beautifully decorated, a modern updated kitchen with lots of work space, two double bedrooms, the master boasting fitted wardrobes and vanity area, plus a recently renovated shower room, with a wonderful rain forest shower.

The property has a lovely garden to the front aspect along with a garage and parking.

- SOUGHT AFTER LOCATION
- UNIQUE
- BEAUTIFUL CONDITION THROUGHOUT
- MODERN SHOWER ROOM
- MODERN KITCHEN
- HUGE ROOF SPACE/LOTS OF POTENTIAL
- TWO DOUBLE BEDROOMS
- GOOD TRANSPORT LINKS

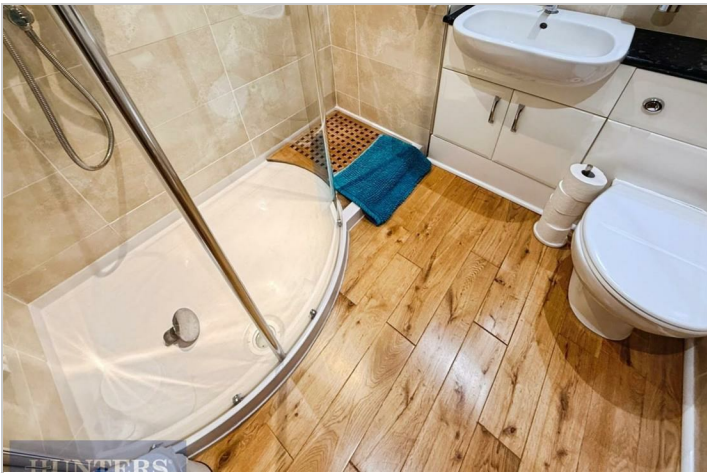


Nestled in the charming St. Johns Farm Mews in Exmouth, this delightful house presents a unique opportunity for those seeking a blend of modern living and countryside tranquillity. With two well-appointed reception rooms, this property offers ample space for relaxation and entertaining. The two bedrooms are generously sized, featuring built-in wardrobes that provide plenty of storage, ensuring a clutter-free environment.

The modern kitchen is a standout feature, equipped with contemporary appliances and stylish finishes, making it a joy for any home cook. The bathroom has also been tastefully updated, providing a fresh and inviting space for daily routines. The house is beautifully decorated throughout, creating a warm and welcoming atmosphere that you will be proud to call home.

One of the key advantages of this property is the off-road parking, a rare find in such a sought-after location. The surrounding area boasts excellent transport links, making commuting and exploring the beautiful countryside effortless.

With its huge potential and prime location, this house is perfect for first-time buyers, small families, or anyone looking to enjoy the best of Exmouth living. Don't miss the chance to make this lovely property your own.



## Road Map



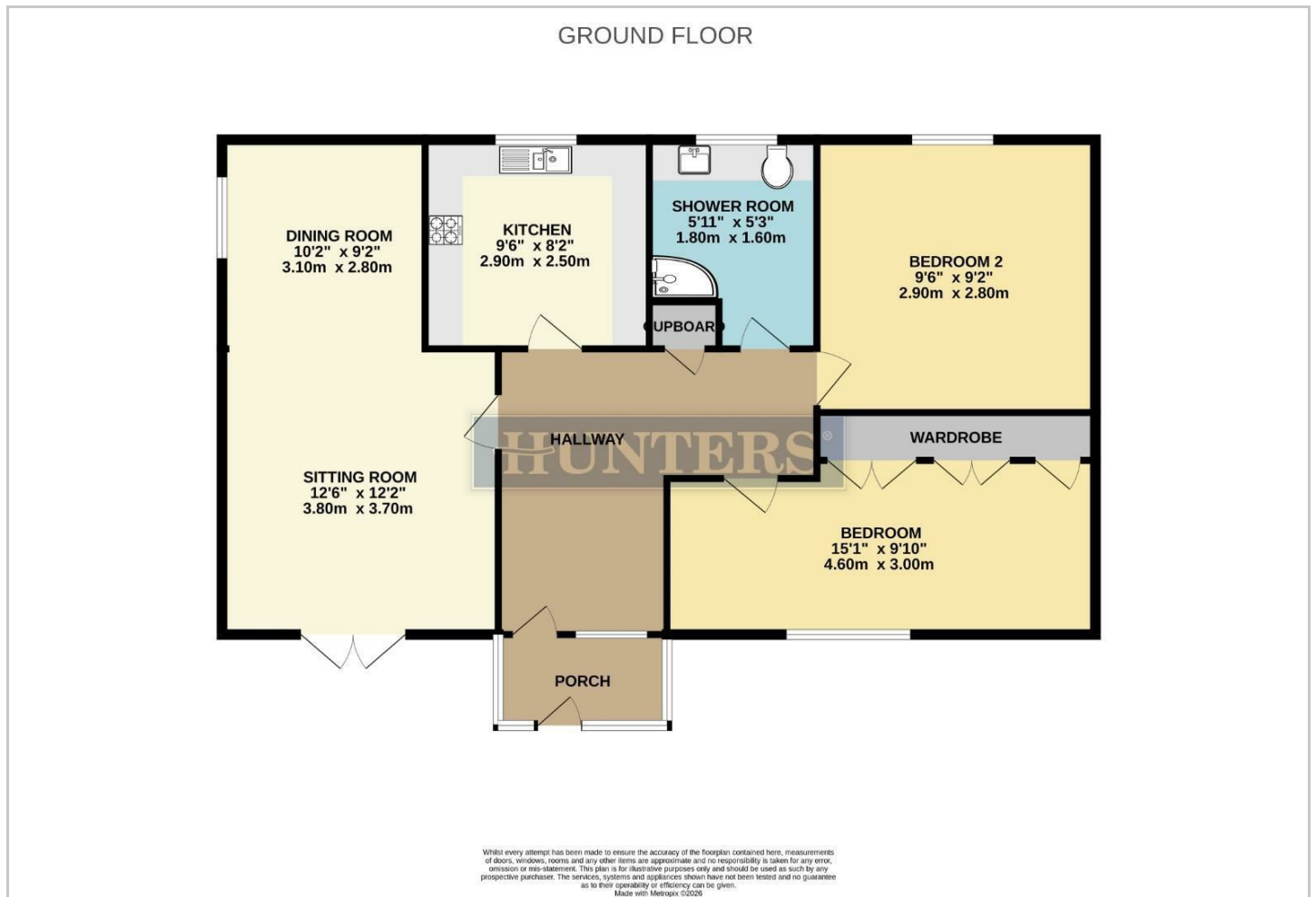
## Hybrid Map



## Terrain Map



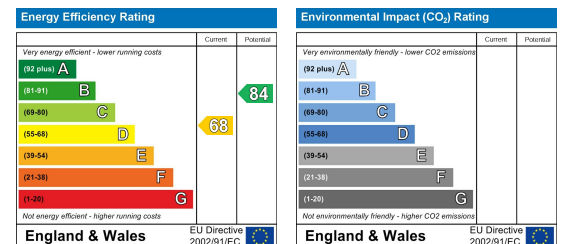
## Floor Plan



## Viewing

Please contact our Hunters Exeter Office on 01392 340130 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.