



Parsonage Farm, Newton Tracey, Devon, EX31 3PN





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Guide Price £425,000

*** AVAILABLE WITH NO ONWARD CHAIN ***

Entering the property through the most Easterly door (three entrances in total), you are greeted by the well proportioned and bright UTILITY ROOM, which benefits from plenty of mid-level storage and worktop space, a sink and plenty of room to store white goods. A door leads through to the wonderfully sized KITCHEN/DINING ROOM, with high ceilings, a stylish island work top and well presented tiling throughout with the added benefit of a Rangemaster cooker. This bright and airy room benefits from tremendous worktop and cupboard space, with more than ample room for a dining table and any integrated units, a truly great room for hosting. There is a door leading to the LIVING ROOM - another potential entrance/exit and a small set of stairs lead to the MAIN HALLWAY, which runs through the bulk of the property. The LIVING ROOM is again well proportioned and bright, with double glazed windows offering two aspects and plenty of light, as well as a feature fireplace with gas fire. The room is well presented, with stairs leading to the other end of the MAIN HALLWAY as well as a door leading to the side of the property. The hallway offers access to all BEDROOMS, the FAMILY BATHROOM and useful storage cupboards. The MASTER BEDROOM is a wonderfully bright double, benefitting from plenty of room for furniture, walk-in wardrobes and a neat EN-SUITE, fitted with shower cubicle, low level W/C and pedestal wash basin. BEDROOM TWO - another double, with walk-in wardrobes, is again bright and welcoming with an EN-SUITE, featuring a bath, low level W/C and pedestal wash basin. BEDROOM THREE, at the end of the hall, is again a double, which is bathed in light from the double glazed window. BEDROOM FOUR is the smallest of the four, although still a good size and again benefits from the light through a double glazed window. The FAMILY BATHROOM is beautifully presented, with wonderful tiling and a walk-in wet room, shower, low level W/C, bath and pedestal wash hand basin.

The property has the benefit of underfloor heating throughout.

Outside, the property benefits from a tremendous gravelled DRIVEWAY with space for a number of cars and the suntrap patio area offers truly stunning views. The outside space could easily become lawn and plenty of it! This property really is a must see.

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Stunning South Facing Location
Superb Views
Character Property
Spacious Accommodation
Master And Second Bedrooms With En-Suite Bathrooms
2 Further Bedrooms
Family Bathroom
Double Glazed Throughout
Under Floor Heating Throughout
Ample Car Parking
Available With No Onward Chain



Utility Room

8' 9" x 13' 5" (2.67m x 4.09m)

Kitchen/Diner

16' 6" x 16' 6" (5.03m x 5.03m)

Living Room

16' 6" x 15' 11" (5.03m x 4.85m)

Inner Hallway

Bedroom One

15' 01" x 9' 3" (4.60m x 2.82m)

En-Suite Shower Room

6' 1" x 6' 7" (1.85m x 2.01m)

Bedroom Two

11' 5" x 10' 8" (3.48m x 3.25m)

En-Suite Bathroom

Bedroom Three

14' 3" x 11' 6" (4.34m x 3.51m)

Bedroom Four

11' 2" x 8' 2" (3.40m x 2.49m)

Bathroom

Outside

There is a tremendous gravelled driveway with space for a number of cars and the suntrap patio area offers truly stunning views.

SERVICES

Services: We understand all mains services are connected.

Council Tax Band: E.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

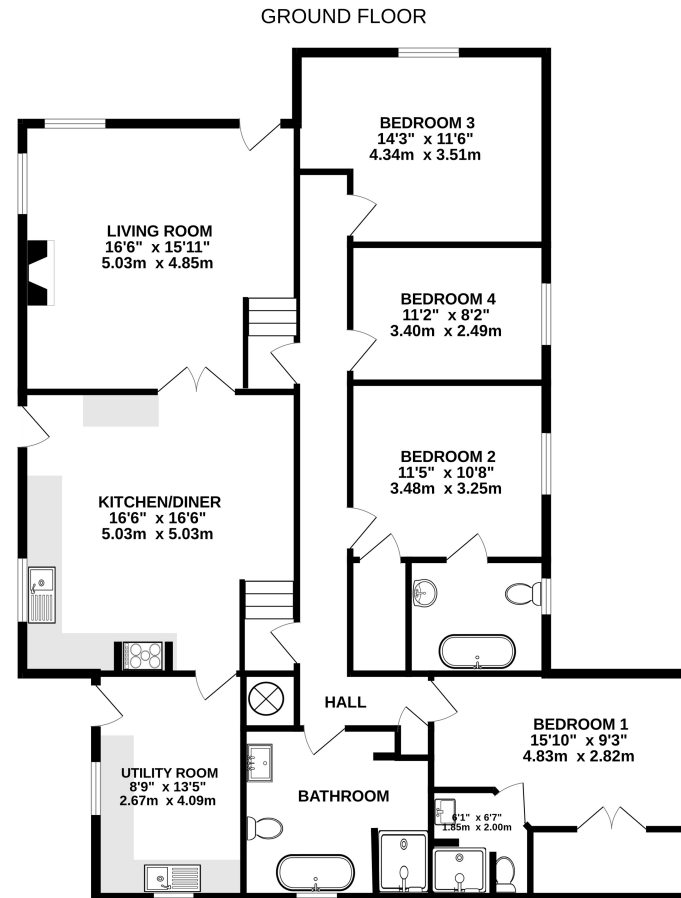
EPC Energy Rating: C.

DIRECTIONS

To locate the property, follow SatNav EX31 3PN.

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