



2 Leigh House



Whimble Primary School 0.2 miles; M5 (J29)/Exeter Airport 6 miles; Central Exeter 9 miles.

A well-presented 2 bedroom cottage with private garden in central village position

- Popular village with train station
- Within walking distance of amenities
- Kitchen/dining room
- No onward chain
- Suitable for investment as currently rented out.
- 2 bedrooms
- Enclosed garden
- EPC: E
- Freehold
- Council Tax Band: B

Guide Price £215,000

SITUATION

Whimble is a popular East Devon village maintaining a thriving community and an excellent range of amenities, including primary school, general store and Post Office, pub, church and doctor's surgery, along with a train station on the Waterloo line.

Ottery St Mary, to the east, offers a good range of amenities, including a supermarket and a selection of independent shops, whilst to the west, the city of Exeter has all the amenities associated with a major regional centre. Transport links are very accessible, the A30, M5 (junction 29) and Exeter International Airport are all within easy reach.

DESCRIPTION

No. 2 Leigh House is a charming two bedroom terraced cottage, located in a convenient central position within the village. The property is well-presented throughout with a combination of original character features with modern attributes, and currently let out would suit an investor.

The entrance porch opens through to the kitchen/dining room with a range of units, including a fridge/freezer, dishwasher, under-counter single oven, ceramic hob and extractor hood. A step leads up to an additional storage space under the stairs. There is an internal hall with steps to the sitting room and a door opening to the shower room that has a wide shower and WC. The sitting room includes a wall-hung electric fire and two high-level windows that brighten the room with natural light. Beyond the sitting room is a small utility

with access to the rear garden. On the first floor are two bedrooms, including a large principal bedroom to the front, and bathroom with shower over the bath.

Plans have been drawn for a rear extension (copies available on request), but have not been submitted as a formal planning application.

The rear garden, accessed from the utility via a slabbed pathway, is mainly laid to lawn with the front part of the garden being raised with shrub-planted borders and closeboard fencing along the boundaries. The path continues to the top part of the garden, past a separating and established hedge and oil tank, with a decked seating area and service access to the side.

SERVICES

Mains water, drainage and electricity. Oil-fired central heating.

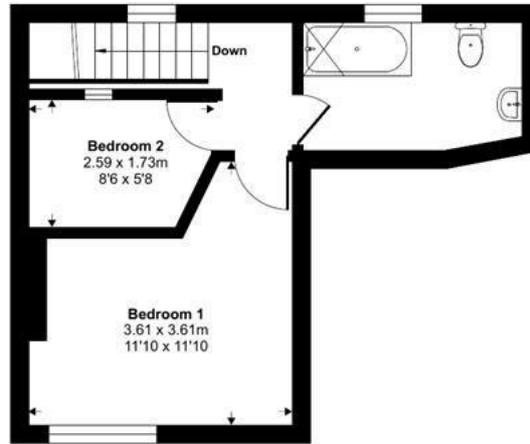
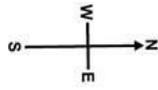
DIRECTIONS

From the Daisymount exit on the A30 east of Exeter follow the signposts to Whimble, Rockbeare and Cranbrook. Proceed for a mile turning right signposted Whimble continuing into the village. The property is on your left before you reach Whimble Stores. Parking can be available in the square and large Whimble car park.

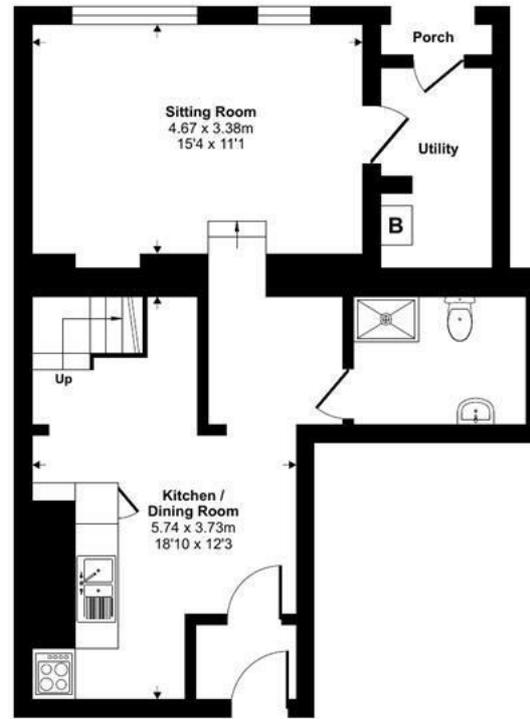


Approximate Area = 787 sq ft / 73 sq m (excludes utility & porch)

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Stags. REF: 876968

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Energy Efficiency Rating		Current	Potential
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Net energy efficient - higher scoring coats			
England & Wales		EU Directive 2002/91/EC	81

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