

# 1 Mill Cottages

Stoke Canon, Exeter, Devon, EX5 4EQ

Exeter City centre (3.9 miles), Tiverton (10.6 miles)

# A charming former Mill workers cottage with a good sized garden and large work shop located to the North of Exeter

- · Charming 3 bedroom cottage
- · No onward chain
- · Good sized garden
- Only 3 miles into the centre of Exeter
- Council Tax Band: C

- Two bathrooms
- · Large garage/workshop with parking in front
- · Two reception rooms, one with woodburner
- FPC: D
- Freehold

# Guide Price £320,000

## SITUATION

Positioned in a convenient yet rural location, the property is along the A396 on the Exe Valley road between Exeter and Tiverton, only 3.5 miles north of central Exeter. The nearby village of Stoke Canon is just over half a mile away and provides a good range of day-to-day amenities including a church, shop, primary school and community-run public house, along with a range of community activities. Exeter, the regional capital of the South West, boasts great business facilities together with restaurants, cafés and wine bars. The city is well served with a good range of leisure and cultural amenities, including substantial shopping facilities.

# **DESCRIPTION**

1 Mill Cottages is a charming cottage presented in good condition throughout having recently been improved by the current owner. The property benefits from two reception rooms on the ground floor as well as a ground floor bathroom and shower, whilst on the first floor are 3 bedrooms as well as another bathroom.

The garden is to the rear and a good size and nearby the cottage is a very useful large garage/workshop with floor above.







#### **ACCOMMODATION**

From the shared courtyard to the front, a door opens in to a hallway with stairs rising to the first floor. On the right is a good sized sitting room with a window to the front and wood burning stove.

Continuing along the hallway and at the end, is a bathroom fitted with a panel bath, shower cubicle, hand wash basin and W.C. A door leads into the dining room and beyond is the kitchen fitted with a range of base, wall and drawer units with space for a washing machine, under counter fridge and there is a freestanding electric cooker. Windows overlook the garden and a stable door gives access into a lean to which leads into the garden.

On the first floor are three bedrooms and a bathroom fitted with a corner bath and shower cubicle.

# **OUTSIDE**

To the rear of the cottage is a good sized garden laid mainly to lawn with access down the side to the front. Down from the cottage is a good sized garage/work shop with two sets of doors and a first floor and parking in front.

## **SERVICES**

Current Council Tax: C

Utilities: Mains electric and water.

Drainage: Mains

Heating: Gas central heating system and wood burner

Tenure: Freehold

Standard and superfast broadband available. EE, O2, Three and

Vodafone mobile networks available (Ofcom).

# **DIRECTIONS**

From Exeter proceed north on Cowley Bridge Road, at the roundabout take the 2nd exit onto Tiverton Road (A396). The property will be on the left identified by a Stags for sale board.

## **AGENTS NOTE**

The vendor advises that the Title deeds show a historic right of way across the garden for the neighbouring property which is no longer in use.



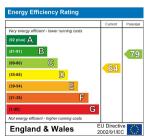




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