



1 Mill Cottages



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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
- EPC: 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.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

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