



4 Myrtle Cottages

4 Myrtle Cottages

Stoke Canon, Exeter, EX5 4AP

Exeter City Centre (3.8 miles), Crediton (9 miles)

A charming and beautifully presented home, thoughtfully renovated to a high standard, combining character features with modern comforts throughout.

- Beautifully presented
- Ample outside space
- Excellent location
- Log burner
- Freehold
- Two double bedrooms
- Period property
- Courtyard to the rear
- Thoughtfully renovated
- Council Tax Band: D

Guide Price £280,000

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

This charming and beautifully renovated home blends character features with tasteful modern upgrades, creating a warm and inviting living space throughout. The property comprises two well-proportioned double bedrooms, each offering comfortable accommodation with space for storage and personalisation. Both rooms benefit from the same careful renovation seen throughout the home, combining charm with modern convenience.



ACCOMMODATION

Upon entering, you are welcomed into the standout living area, offering a generous yet cosy environment enhanced by exposed ceiling beams, neutral décor and an abundance of natural light. The room comfortably accommodates both seating and dining furniture, while retaining a welcoming, cottage-style atmosphere ideal for relaxing or entertaining. Leading through, the Kitchen/Breakfast room has been thoughtfully updated to provide a practical and stylish space. Fitted with contemporary cabinetry, ample oak surfaces with breakfast bar and modern appliances, making it perfect for everyday living. French doors maximise light and flow, seamlessly leading to the rear courtyard.

The thoughtful decoration continues upstairs, where there are 2 good size double bedrooms, along with the shower room. This has been upgraded to a high standard, featuring modern fittings and a clean, contemporary finish, designed for both functionality and comfort. Overall, the property has been sympathetically improved, retaining its original character while incorporating stylish updates, making it ready for immediate occupation.

OUTSIDE

To the rear of the property lies a charming and private courtyard, complete with a useful stone-built storage area and a gate providing access to the rear lane. Beyond this, the property enjoys a generously proportioned garden, predominantly laid to lawn, offering a wonderful sense of space.

Together, these outdoor areas form a great feature of the home, perfectly suited to al-fresco dining, relaxing, and entertaining in a peaceful and attractive setting.

SERVICES

Utilities: Mains drainage, gas, electricity and water

Heating: Gas boiler & woodburning stove in the living room

EPC: E(39)

Council Tax band: D

EE, Three, O2 and Vodafone network available (Ofcom)

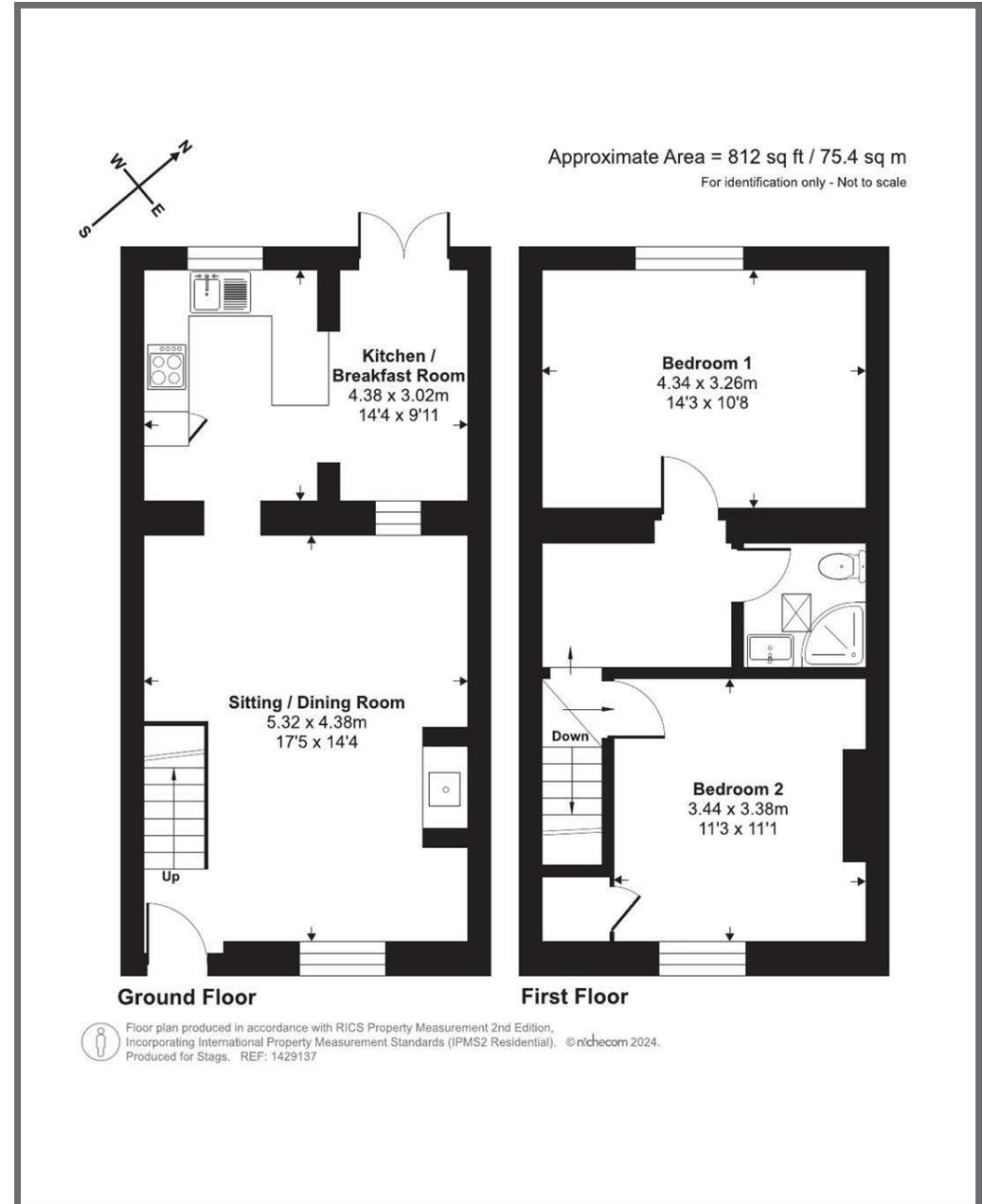
Standard and Superfast broadband available (Ofcom)

AGENTS NOTE

At the rear of the property there is a path which the neighbours have a right of way over.



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			
		39	78

England & Wales EU Directive 2002/91/EC

21/22 Southernhay West, Exeter, Devon, EX1 1PR

exeter@stags.co.uk

01392 255202