



naomi j ryan
estate agents



Mid Terrace



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Biomass Boiler



Two Allocated Spaces



Westerly Rear Garden



Council Tax Band: C

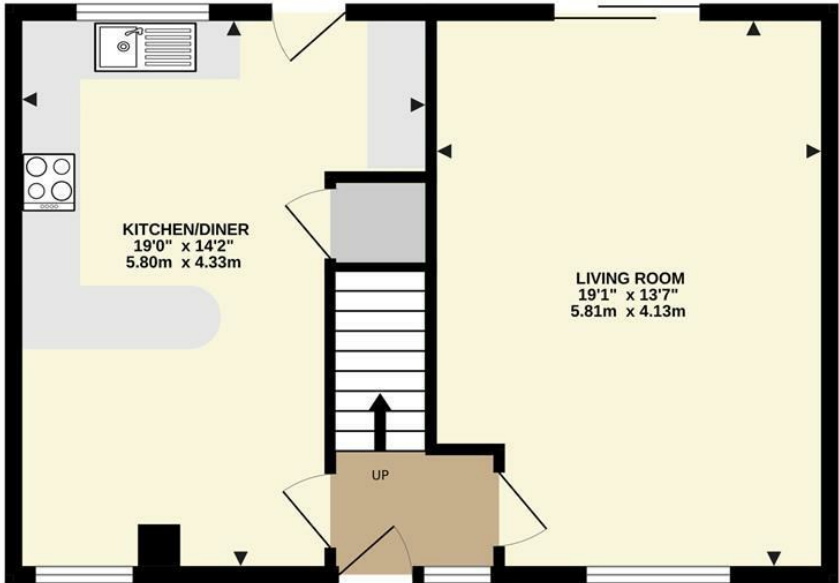
£375,000 Freehold



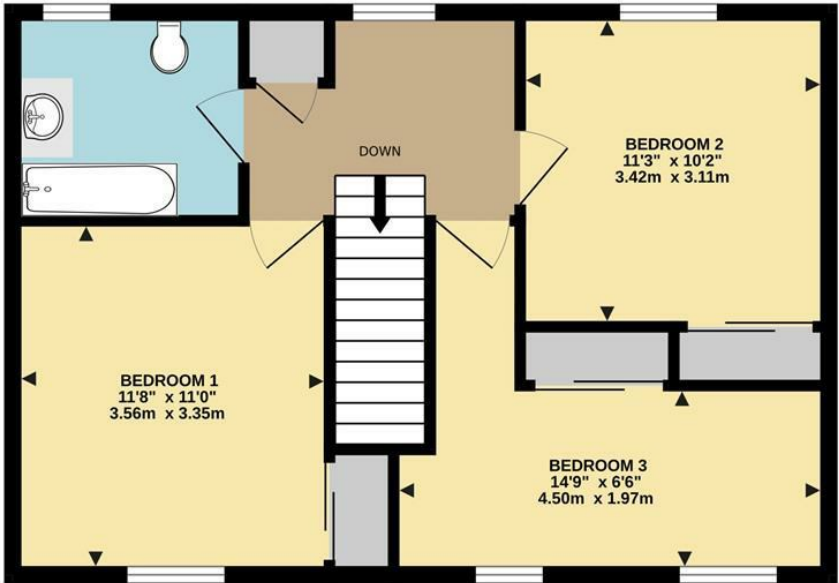
Bussells Farm,
Huxham, Exeter, Devon, EX5 4EN

www.naomijryan.co.uk

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SUMMARY

A wonderful opportunity to acquire this charming characterful cottage nestled with the community of Huxham and surrounded by the beautiful countryside of the Exe Valley. Teal Cottage is one of 8 properties that make up the hamlet of Bussells Farm. Accessed via a private road, Bussells Farm offers a tranquil and idyllic setting whilst also enjoying convenient proximity to Exeter and local amenities. The nearest village is Stoke Canon offering a thriving community, Post Office & General Stores, Stoke Canon Primary School, Public House and a regular bus service. Situated approximately 6 miles North East of Exeter the property offers convenient access into the city centre with its wider range of amenities and transport connections.

The cottage is accessed via a private road servicing the Bussells Farm community, it provides access to a communal parking area with two allocated parking spaces for the property. The cottage is located adjacent to the parking area off a delightful central courtyard.

The accommodation is light and spacious throughout comprising in brief, entrance hall, dual aspect living room with biomass boiler and kitchen/diner to the ground floor. Both rooms provide direct access to the rear garden, a particular feature of this property. Three good sized bedrooms all with fitted wardrobes and a family bathroom are situated to the first floor.

The rear garden enjoys a sunny westerly aspect and has been landscaped and developed by the current owners. It comprises predominantly of a patio making for a pleasant seating area, lawn, vegetable patches, mature shrub and flower borders, a poly tunnel and a number of fruit trees. A gate at the bottom of the garden offers access to a communal pathway and enjoys a beautiful outlook across ponds/fishing lakes.

Naomi J Ryan Estate Agents are delighted to bring this superb property to the market for sale and highly recommend internal viewing to fully appreciate it's wonderful setting and all it has to offer.

CENTRAL HEATING SYSTEM

Installed by the current owners in 2019, the central heating & hot water system is serviced by a Biomass Boiler fuelled by biomass wood pellets. With the appearance of a traditional wood burner this eco-friendly and cost effective approach to the heating of the property costs in the region of a £1000 per annum for the biomass wood pellets. The boiler itself is still under warranty until 2024.

COMMUNITY FEE

£71 per month which includes:

Insurance for communal areas.

Septic Tank repairs, maintenance and clearance.

Electric for communal areas

Grounds Maintenance

Contribution to a reserve fund

360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

SUPER FAST BROADBAND

The property is connected to super fast fibre optic broadband.

REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.



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THINKING OF SELLING?

Get in touch for a free,
no obligation valuation.
Call 01392 215283
or email
enquiries@naomijryan.co.uk

Energy Efficiency Rating	
	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



BRITISH
PROPERTY
AWARDS

2022
★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN EXETER

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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