



Wisteria Cottage Pennymoor
Tiverton, EX16 8LF
£800 PCM



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Council Tax Band - B

AVAILABLE NOW UNFURNISHED - NEW WINDOWS & DOOR AND CARPETS! - A quirky two bedroom cottage which has been refurbished to include new windows and doors and carpets is situated in a peaceful country setting in the village of Pennymoor.

The accommodation comprises an entrance porch with doorway leading to open plan living space providing a kitchen/dining/living space with feature open fire place with stone surround leading into a kitchen area with built in appliances including an electric oven, hob, cooker hood, fridge/freezer, space for a washing machine, the dining area ideal for a small table and chairs and spindle balustrade stairwell leading to the first floor landing. Upstairs the accommodation continues to be cosy with a main bedroom offering a built in wardrobe cupboard, second bedroom that would make an ideal study, shower room with a white suite offering a walk in double shower cubicle.

Outside, the enclosed garden is laid to lawn with borders of shrubs and decking area ideal for seating and entertaining while enjoying the peaceful surrounding. A large gravel parking area leads to an allocated parking bay and further area shared with the neighbours.

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Pennymoor is a small village about six miles from the capital of Mid-Devon known as the market town of Tiverton. The village has a pub, the Cruwys Arms, situated within a short walk of the property. The larger village of Witheridge with its doctors practice, vet, church and shops to cater for everyday needs is about four and a half miles distant while the A361 is within easy reach of Parkway mainline station and M5 for Exeter City Airport.



LETTING TERMS

FRONT GARDEN

ENTRANCE PORCH

4'2" x 3'3" (1.27m x 0.99m)

KITCHEN/SITTING ROOM

18'5" x 12'4" (5.61m x 3.76m)

FIRST FLOOR LANDING

BEDROOM ONE

10'9" x 9'10" maximum (3.28m x 3.00m maximum)

STUDY/BEDROOM TWO OPTION

7'4" x 7'3" maximum (2.24m x 2.21m maximum)

SHOWER ROOM

7'4" x 6'5" (2.24m x 1.96m)

PARKING

AGENTS NOTE

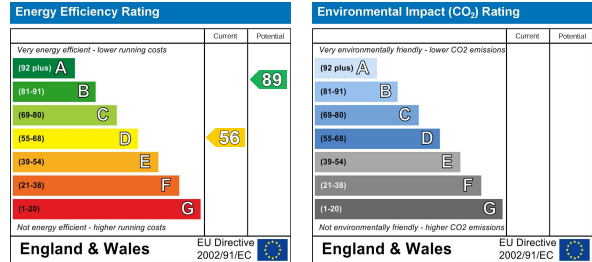
Area Map



Floor Plan



Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

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