



West End Road, Exeter,
EX5 4QW

This charming home offers the character and high ceilings of the period, coupled with a fantastic, established, elevated garden, enjoying some fantastic countryside views. The property is only a short distance from the town centre amenities and transport links.

Asking Price £250,000



Description

This charming home offers the character and high ceilings of the period, coupled with a fantastic, established, elevated garden, enjoying some fantastic countryside views. The property is only a short distance from the town centre amenities and transport links. The spacious accommodation offers a bright and spacious sitting room with fireplace, shaker style kitchen/dining room and a hall with storage on the ground floor. The first floor offers two double bedrooms and a well appointed traditional, yet modern bathroom. A courtyard garden adjoins the house, whilst a path rises behind the cottage to a wonderfully secluded and established garden, enjoying some superb rural views. An early inspection is strongly advised for those seeking a characterful period home in this ever popular and accessible Duchy Town.

Situation and Amenities

Set back from West End Road within a short walk of the Post Office Stores and Duchy primary school with frequent bus service to Exeter and Cullompton with its range of High Street Shops and Supermarkets. Cullompton also offers secondary schooling, two doctors surgeries, library and sports centre. The surrounding countryside offers a wealth of rural pursuits with the nearby Blackdown Hills being designated as an area of Outstanding Natural Beauty. The thriving Cathedral City of Exeter lies about 20 minutes to the south with its extensive High Street Shops, Princesshay Shopping Mall and many leisure pursuits. The comparatively central Mid Devon location places the spectacular National Parks of Dartmoor and Exmoor together with the north and south Devon coastlines all within a modest car journey.

Buying an investment? Please contact our lettings department on
01884 33333

**Bullet Points**

Characterful and spacious village home
Gas central heating
Charming Sitting Room with fireplace
Shaker Style Kitchen/Dining Room
Two double bedrooms
Modern, yet traditional Bathroom
Adjoining courtyard garden
Secluded mature detached cottage gardens
Stunning views from Garden
Lots of original features
9 miles Exeter, 21 miles Taunton
Tiverton Parkway Railway Station 8 miles
EPC rating "E"
Council Tax "B"

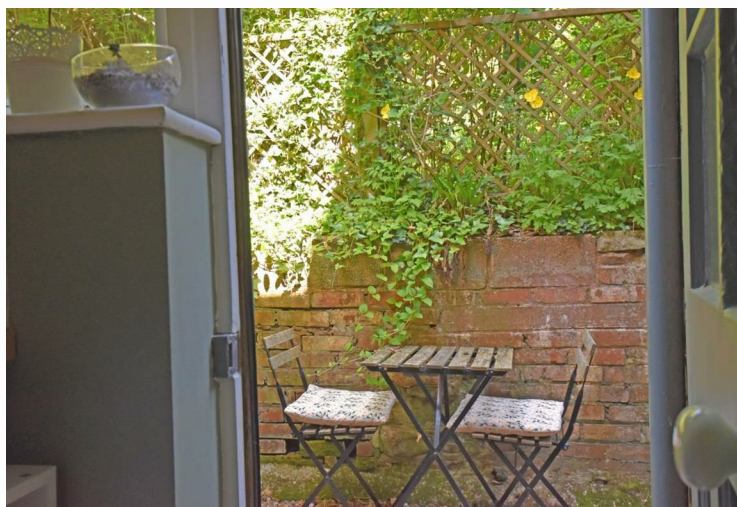
On the Ground Floor

Part glazed timber front door to

Charming Hall with stairs rising to first floor, radiator, stripped timber floors, under stairs storage cupboard, alcove storage space currently housing fridge/freezer.

Kitchen/Dining Room fitted in lovely shaker style units comprising both wall and base mounted cupboards, integrated fridge, space and plumbing for dishwasher and washing machine, timber worktops with inset Belfast sink and mixer tap, inset four ring gas hob with oven beneath, wall mounted gas fired boiler, tiled flooring to Kitchen Area, stripped timber floor to Dining Area charming feature Victorian fireplace, radiator, door to rear garden.

Sitting Room an impressive and spacious family room enjoying high ceilings and beautiful bay window to the front, charming open brick fireplace, fitted cupboard and shelving, radiator, stripped timber floors.



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