



Hen Street, Exeter,
EX5 4NR

Having been greatly improved in recent years and lime rendered externally, this charming character cottage is located a short distance from the centre of the popular Duchy town of Bradninch and within easy reach of walks through country lanes and the nearby nature reserve.

Asking Price £240,000



Description

Having been greatly improved in recent years and lime rendered externally, this charming character cottage is located a short distance from the centre of the popular Duchy town of Bradninch and within easy reach of walks through country lanes and the nearby nature reserve. The ground floor accommodation comprises a sitting room with log burner, separate dining room, a fitted kitchen, a boot room and separate W.C. The first floor offers two generous bedrooms, the principal with fitted wardrobes, a modernised family bathroom and a separate W.C. Outside is an delight, with an established, predominantly hard landscaped garden, taking in a sunny aspect for those wishing to entertain. An early inspection is advised for those seeking a lovely cottage on the edge of this Duchy town, within easy reach of the M5 and Exeter.

Situation and Amenities

The house is located 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

- Charming period cottage
- Popular Duchy town location
- Separate Sitting and Dining Rooms
- Fitted Kitchen
- Boot Room and W.C.
- Two Bedrooms
- Updated Bathroom and W.C.
- Sunny rear garden
- Gas central heating and double glazing
- Mains electricity, water, gas and drainage
- 8 miles Exeter, 21 miles Taunton
- Tiverton parkway Railway Station 8 miles
- EPC rating "F"
- Council Tax Band "C"



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