



Well presented detached house benefiting from an excellent position in a quiet cul de sac, well placed for the range of amenities offered by this popular riverside village. It is offered with no onward chain and comprises;
Reception Hall, Cloakroom, Living/Dining Room, Kitchen, 4 Bedrooms, En Suite, Family Bathroom, Sunny Garden, Garage and Parking.

Tenure: Freehold. Council Tax Band: D. EPC: C.

£360,000

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Location

Situated near the end of a quiet cul-de-sac, just a few yards from open countryside and close to the river, the property offers the ideal location for a range of recreational activities. It is also close to a level cycle route offering a gentle ride to the beach, or Exeter in the opposite direction, past a selection of well renowned pubs. There are beautiful walks around the country lanes and the picturesque estate of Powderham Castle to be enjoyed. The property is also well located for the range of facilities offered by the village including schools, doctors surgery, general store, chemist, church and pubs as well as regular bus and rail services.

Accommodation

The property offers well-presented accommodation and is fitted with uPVC double glazing and gas central heating with radiators to the principal rooms.

Entry to the property is in to a useful entrance porch which in turn leads to the reception hall where there is a cloakroom with WC and hand basin. The kitchen looks out to the front aspect and has a door to the side of the property. It is fitted with a comprehensive range of base and wall units and includes an electric cooker. There is space for further appliances. The spacious sitting/dining room has a feature fireplace,

windows to the rear and side aspects plus patio doors opening to the garden via the conservatory.

On the first floor are two double bedrooms with built in wardrobes and the main bedroom has an en-suite shower room. There are two further bedrooms, one of which is a comfortable single and the other a smaller single which works as a study or occasional bedroom and a family bathroom.

Outside

To the front of the property is a low maintenance gravelled area with a path to the side leading to the rear garden. Enjoying a sunny aspect, the walled garden has been carefully designed and maintained and is a lovely feature of the home.

Parking

To the front of the property is a driveway providing parking and access to the garage.

Measurements

Living/Dining Room

5.30m x 4.40m (17'5" x 14'5")

Kitchen

2.60m x 2.50m (8'6" x 8'2")

Utility

2.50m x 1.50m (8'2" x 4'11")





First Floor

Bedroom 1
3.28m x 2.60m (10'9" x 8'6")

En Suite

Bedroom 2
3.66m x 2.60m (12'0" x 8'6")

Bedroom 3
2.60m x 2.26m (8'6" x 7'5")

Bedroom 4
2.70m x 1.57m (8'10" x 5'2")

Outside

Garage
5.00m x 2.60m (16'5" x 8'6")

Key Features			
Property Type	Bedrooms	Bathrooms	Year Built
Detached	4 Bedrooms	2 Bathrooms	1983-1990

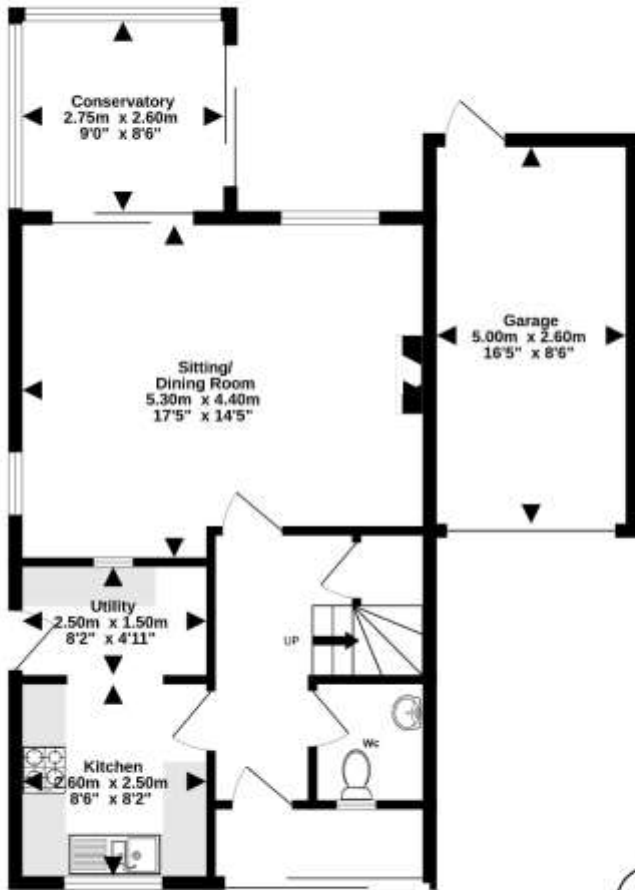
Key Details					
Floor Area	Plot Size	Council Tax	Flood Risk Rivers & Seas	Flood Risk Surface Water	Conservation Area
947 ft ² 88 m ²	0.05 acres	Band D £2,513	Low	Very low	No

Land Registry	
Tenure	Title Number
Freehold	DN250333

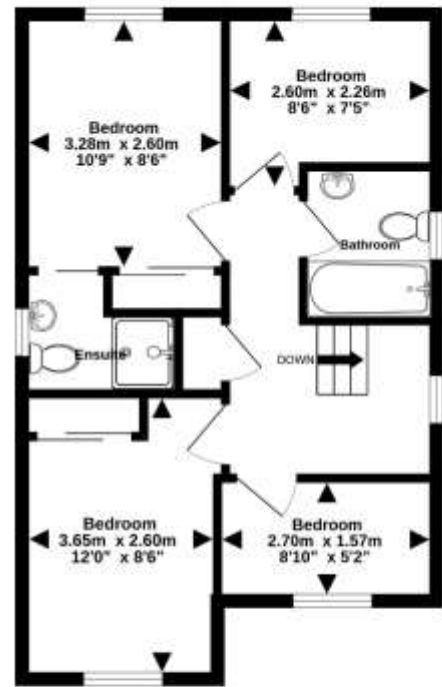
Mobile, Broadband & TV		
Estimated Broadband Speeds	Mobile Signal (based on calls indoors)	Cable/Satellite TV Availability
Standard - 16 mbps	EE O2	BT:
Superfast - 80 mbps	3 (Three) Vodafone	Sky:
Ultrafast - 1800 mbps		Virgin:



Ground Floor
64.8 sq.m. (698 sq.ft.) approx.



1st Floor
42.3 sq.m. (455 sq.ft.) approx.



TOTAL FLOOR AREA : 107.1 sq.m. (1153 sq.ft.) approx.

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 errors, omissions or mis-statements. 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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