The Old Post Office

STAGS

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24 High Street, Halberton, Tiverton, EX16 7AA

Tiverton 3 Miles | M5 (J27)/ Tiverton Parkway 3 Miles | Exeter 16 Miles

A very spacious period four-bedroom cottage with garden and parking, ideally located, just 3 miles from Tiverton & M5 J27/ Tiverton Parkway Station.

- Spacious Period Cottage
- Three Reception Rooms
- Off-Road Parking
- Good Access to Village Amenities
- Council Tax Band D
- Four Bedrooms. Two Bathrooms
- Fitted Kitchen
- Rear Garden
- M5 J27/ Tiverton Parkway 3 Miles
- Freehold

Guide Price £300,000

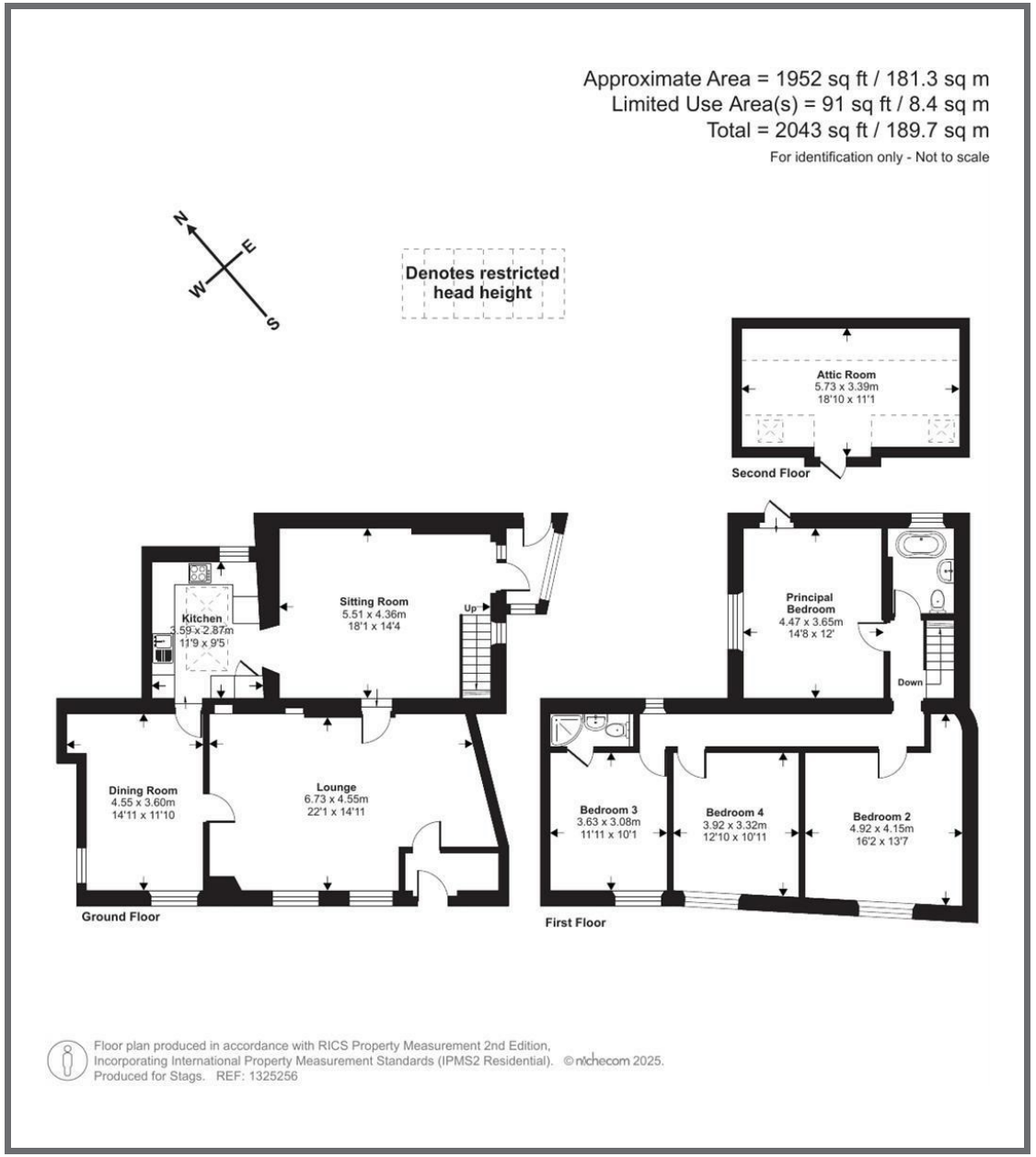
DESCRIPTION
This character period cottage provides spacious family accommodation with the benefit of four bedrooms, two bathrooms (one en suite), three reception rooms, a fitted kitchen as well as a large attic room with potential which is accessed from the outside. To the rear is a delightful cottage garden. The property also benefits from off-road parking for two vehicles, which can be found through the adjacent archway.

The property lies close to the village centre with walking access to the amenities including primary school, village hall, farm shop, church and pub. Tiverton and the M5 J27/ Tiverton Parkway Station are just 3 miles.

SERVICES
Mains electricity, water, gas and drainage. Gas central heating. PV panels (owned).
Ofcom predicted broadband services – Standard & Superfast broadband available.
Ofcom predicted mobile coverage: Internal (variable) - EE, Three and Vodafone.
External - EE, Three, O2 and Vodafone.
Local Authority: Mid Devon Council. Halberton Conservation Area.

DIRECTIONS
From Tiverton, proceed east on Blundells Road towards Halberton & Sampford Peverell. Upon entering the village of Halberton with the farm shop on the left, continue into the village for 350 yards, where the property can be found on the left just after the village hall and opposite the turning to Pond Hill. The property can be identified by a red Royal Mail post box inset to the front.

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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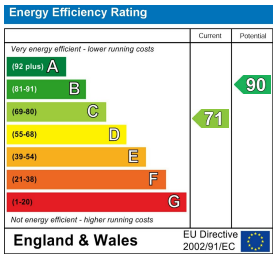

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