



Location: Situated in the heart of the popular village of Westleigh, Devon approximately 6 miles from Wellington, close to the M5 and Tiverton Parkway train station. The Grand Western Canal and surrounding countryside provide numerous walks and other activities.

Directions: Heading out of Wellington on the A38. After approximately 4 miles turn right towards Holcombe Rogus, Westleigh and Greenham. Take the left hand turn shortly after the Greenham Trading Estate. Follow the road into the village of Westleigh, continue down the hill and the property can be found on the left hand side as indicated by our For Sale board.

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold, by private treaty with vacant possession on completion.

Services: Mains electricity, mains water, mains drainage, oil fired central heating, solar panels (owned), telephone

Local Authority: Mid Devon District Council, Phoenix House, Phoenix Lane, Tiverton, EX16 6PP.

Property Location: w3w.co//teardrop.boomed.world

Council Tax Band: C

Construction: Externally rendered under a tiled roof

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 44 Mbps download and 10 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: low **Rivers and the Sea:** very low **Reservoirs:** Unlikely **Groundwater:** Unlikely

We recommend you check the risks on <https://www.gov.uk/check-long-term-flood-risk>

Planning: Local planning information is available on <https://www.middevon.gov.uk/residents/planning>

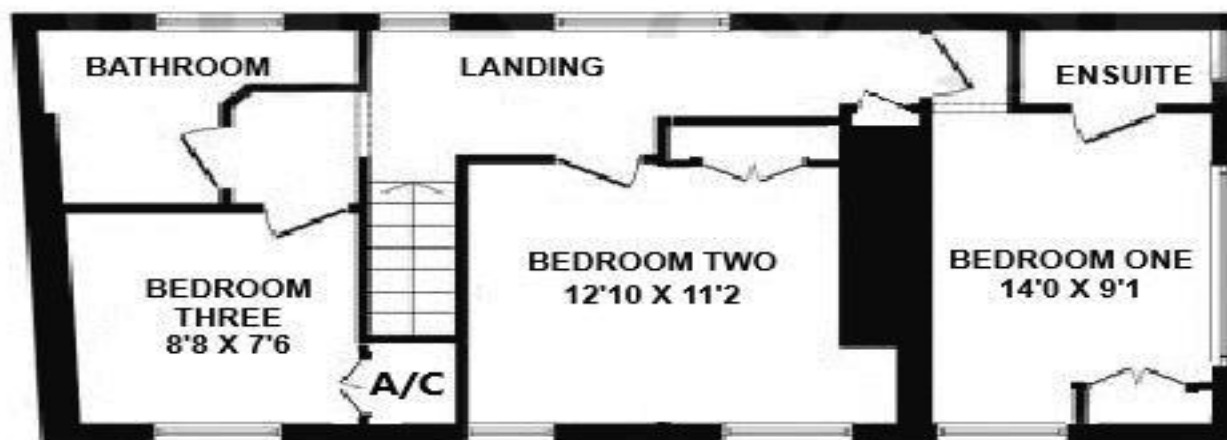
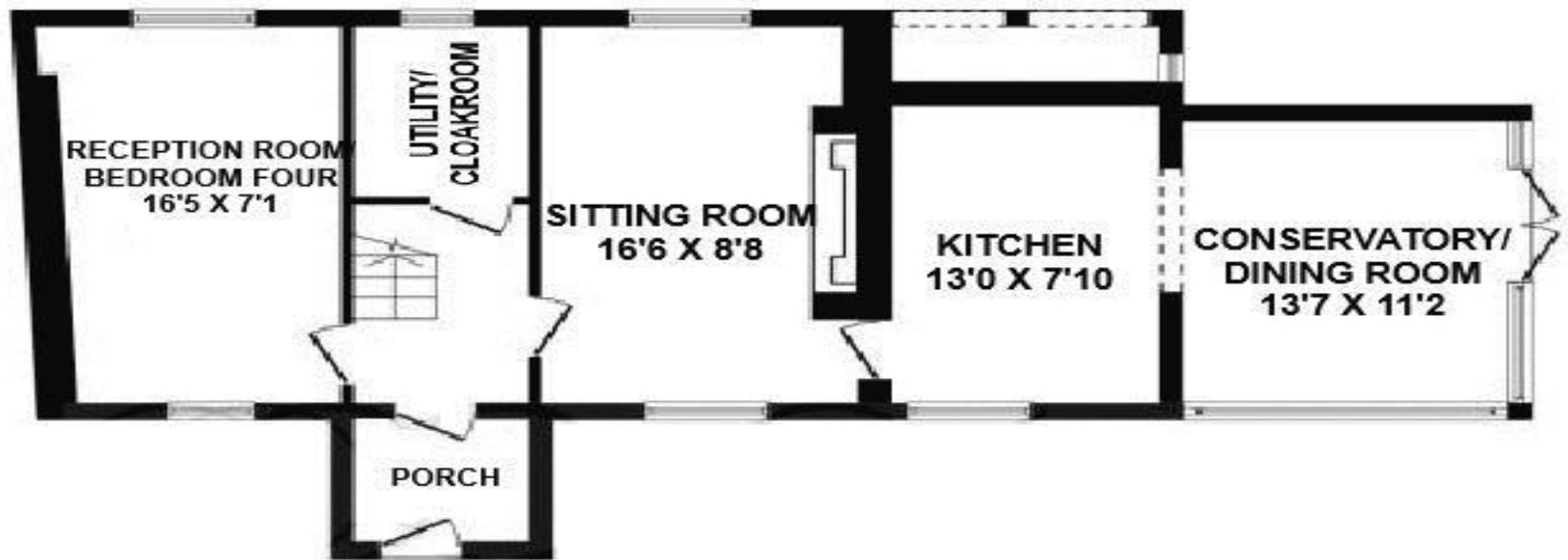
IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.



Enjoying a quiet tucked away position in the heart of this small Devon village, Rues Cottage sits quite centrally within lovely landscaped gardens.

Approached by a 5 bar gate which opens into a gravelled parking area flanked by pretty flower beds, this well cared for character home offers well balanced flexible accommodation with two large reception rooms, one of which would make a comfortable ground floor bedroom if required. A smart modern fitted kitchen leads into a large conservatory / dining room with underfloor heating. There is a separate utility room.

On the first floor there are three bedrooms, two of which are doubles featuring fitted wardrobes, along with a family bathroom. The master bedroom has an ensuite. The house is warmed by an oil fired central heating system, along with a wood burning stove in the sitting room. Solar panels have been installed. The windows are all double glazed with upvc frames.

Outside the delightful gardens on three sides of the property have been creatively landscaped with areas of lawn interspersed with flower and shrub borders. There is a small vegetable / herb gardens to the rear of the property. The oil tank is located at the rear.

There is parking to the front of the house secured by the previously noted 5 bar gate.



- Village location
- Character property
- Beautiful landscaped garden
- 3 bedrooms
- Wood burner
- Under floor heating in the conservatory

