



3 Reeds Cottages Days-Pottles Lane, Exminster

Exeter

Offers Over £275,000



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Exminster, Exeter

Charming 2-bed terraced house in Exminster village with south-facing garden, Rural escape near Exeter City centre. Don't miss out, arrange a viewing today! - Offers over £275,000
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Popular location on the edge of the village of Exminster
- Cottage feel
- South facing garden
- Ideal for the individual who likes outdoor living.
- Easy access to countryside perfect for long walks
- Close proximity to Exeter City centre
- Out house with the potential to turn into an office or holiday let
- Good sized kitchen diner, perfect for hosting
- Lounge - Second ground floor reception room
- 2 double bedrooms on the first floor
- loft room has the capacity to be used as a home office



Kitchen/Dining Room
22' 0" x 13' 9" (6.70m x 4.20m)

Lounge
15' 9" x 10' 6" (4.80m x 3.20m)

Bedroom 1
18' 8" x 13' 1" (5.70m x 4.00m)

Bedroom 2
15' 9" x 11' 6" (4.80m x 3.50m)

Bathroom
11' 6" x 4' 3" (3.50m x 1.30m)

Loft Room
13' 9" x 10' 2" (4.20m x 3.10m)

Outhouse - Room 1
Spacious room, with plumbing in place to use as an office or holiday let.

Outhouse - Room 2
16' 1" x 7' 3" (4.90m x 2.20m)
Spacious room a perfect hosting facility or large home office.

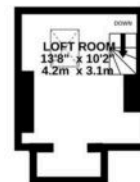
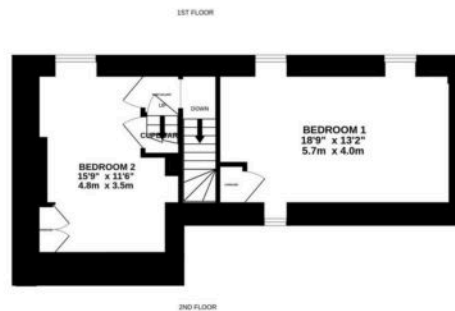
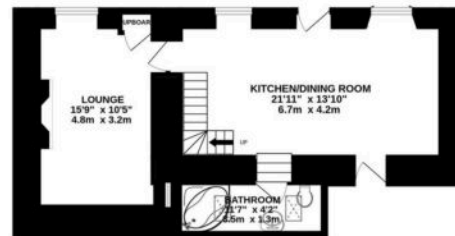
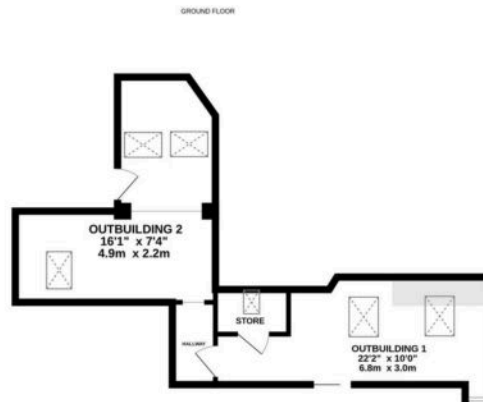




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