



2 South View, Coldridge, EX17 6AU

Guide Price £210,000

2 South View

Coldridge, Crediton

- Victorian stone cottage
- 3 Double bedrooms
- Village location
- Front garden
- Rear courtyard
- 2 Reception rooms
- Character features
- No onward chain!

South View is a pretty row of four Grade II listed cottages, originally built as part of the Portsmouth Estate, set in the village of Coldridge with a great active community. The cottage features a charming front garden area and a private rear courtyard, with many internal original details preserved. It offers the perfect canvas for its new owner to add their personal touch and truly make it their own.

The main lounge is spacious and has an original fireplace (currently boarded) and a door through to a second lounge with a lovely original Victorian fireplace. The kitchen is in a single storey addition to the rear with an array of units and a door leading to the rear courtyard.

Upstairs there are 2 double bedrooms to the front and one to the rear. The bathroom has a white suite bath, WC and sink. The windows are timber single glazed and heating is gas central heating (from bottles).





Outside to the front is a fenced garden area and to the rear is a courtyard with outbuilding including WC and plumbing for washing machine.

Please see the floorplan for room sizes.

Current Council Tax: Band B – Mid Devon 2025/26 – £1,920.63

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast 73Mbps

Drainage: Mains drainage

Heating: Gas central heating (bottles)

Listed: Grade II

Conservation Area: Yes

Tenure: Freehold

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

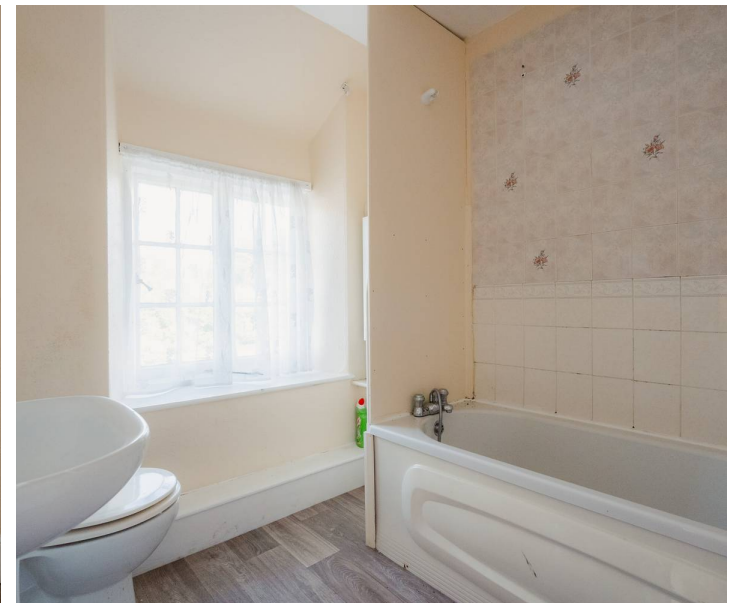


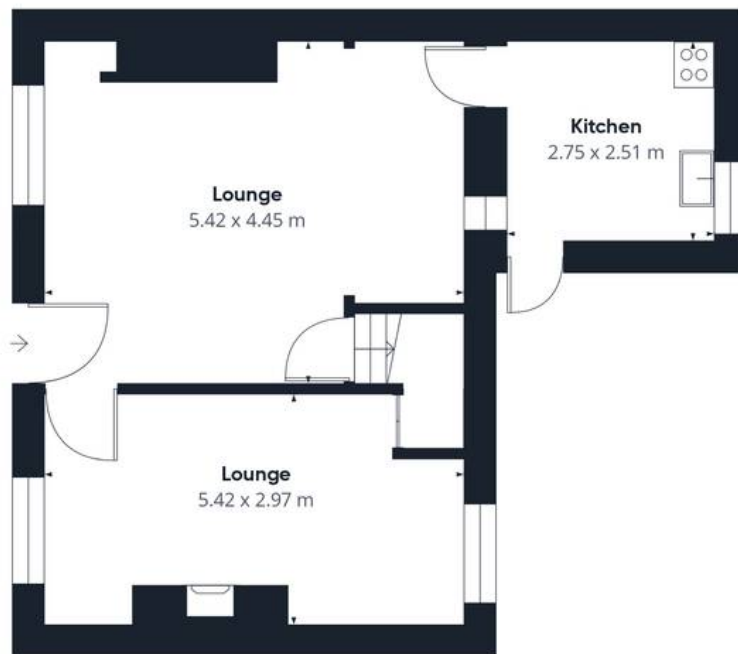
COLDRIDGE sits atop a hill affording magnificent views across the mid-Devon countryside while its church provides a distinct marker in the landscape due to its elevated position. An active village hall community provides parishioners with a variety of entertainment while the nearby villages of Lapford and Winkleigh give access to a range of local shops and services. The bustling market town of Crediton lies 11 miles westward with its supermarkets and range of independent shops and eateries.

DIRECTIONS : From Crediton take the A377 in a Westerly direction. At Morchard Road take a left turn onto the B3220. Take a right turn signed posted to Coldridge and upon entering follow the road around with the village green to your right and South View can be found along to the right with a Helmores board.

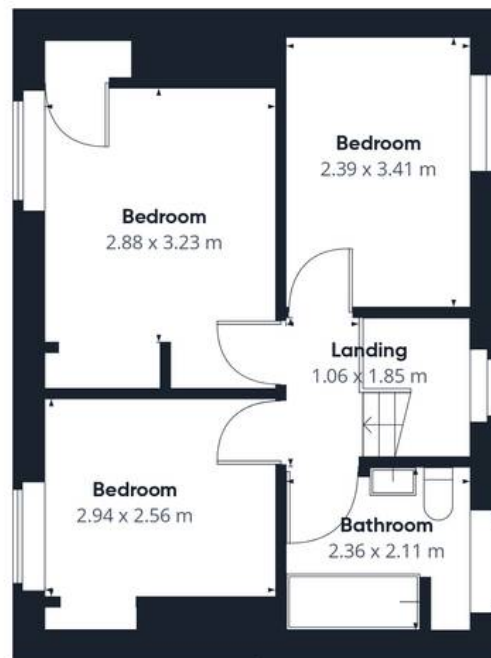
For Sat Nav: Ex17 6AU

What3Words: ///assurance.pound.waddled





Floor 0



Floor 1

Approximate total area⁽¹⁾
82.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.