



Bycott



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Marsh Green, Exeter, EX5 2HE

Central Exeter 11 miles; A30 (Daisymount Junction) 1.75 miles;
Sidmouth Seafront 8.75 miles.

A well-positioned bungalow offering plenty of potential, extending to 0.5 acres with beautiful gardens.

- Rural yet easily accessible location
- Flexible accommodation
- Parking and garage
- In total 0.5 acres.
- Freehold
- Easy access to A30
- 3 Double bedrooms
- Beautiful gardens
- Council tax band D
- EPC E

Guide Price £449,000

SITUATION

Marsh Green is a small hamlet, equidistant from Rockbeare and West Hill, enjoying a rural setting, yet particularly accessible, with easy links to the A30, Ottery St Mary and the cathedral and university city of Exeter. Both Rockbeare and West Hill maintain thriving communities with a range of local amenities, including primary schools. The nearby town of Ottery St Mary includes a larger range of amenities, whilst to the west, the city of Exeter has all the amenities associated with a major regional centre.

Transport links are very accessible, the nearby Daisymount junction of the A30 dual carriageway links to the M5 at junction 29 with access to Exeter International Airport. There are also commuter train stations at Whimple and Cranbrook for access to Exeter and London on the Waterloo Line.

DESCRIPTION

Bycott is a detached bungalow occupying a pleasant and private position, approached over a private shared driveway which leads to the parking and turning area. The accommodation is flexible throughout and perfect for family life, whilst offering plenty of potential for a new owner to reconfigure the accommodation and add their own stamp, subject to the necessary planning consent. The property has substantial gardens amounting to 0.5 acres.



ACCOMMODATION

The useful porch/utility provides plenty of storage space, which leads to the kitchen. The kitchen is fitted with a range of wall and floor mounted units and space for appliances, including a range style cooker. There is large sitting room with window overlooking the front gardens with an opening through to the dining room, again, overlooking the garden and doors to the conservatory. The principal bedroom includes an en suite shower room. There are two further bedrooms and family bathroom fitted with a white suite, including a shower over the bath.

OUTSIDE

The gardens are a superb feature. Double five bar gates open to a large gravel driveway with ample parking and detached double garage beyond. As shown on the floorplan, the garage is a good size with electric up and over door, light and power. The garage is currently used for stabling with a workshop and store to the rear. Predominantly laid to lawn, the gardens surround the bungalow, divided into various areas and well stocked with an abundance of mature shrubs. There is a former vegetable garden with greenhouse. There is a mobile home which has been used for ancillary accommodation.

AGENT NOTE

Please note, we understand the property was originally built under a "Woolaway" construction style and subsequently the addition of a brick outer skin. Should any interested parties be purchasing with a mortgage, they should make enquiries to their proposed lender/mortgage advisor to discuss the construction.

PLANNING CONSENT

East Devon Council granted consent for the Use of the property known as Bycott as a dwelling without compliance with an Agricultural Occupancy Condition on the 26th January 2021 (reference 20/2346/CPE). Full information is available on the East Devon Council website (www.eastdevon.gov.uk).

SERVICES

Mains electricity and water. Private drainage. LPG gas central heating.

DIRECTIONS

From Exeter take the A30 dual carriageway in an easterly direction, exiting at Daisy Mount and follow the signs towards West Hill along the B3180. Proceed for 0.75 of a mile and turn right signed Marsh Green and Rockbear Hill. Take the 2nd right and proceed to the end of the lane and you will see the village hall on your right, go straight across and follow the road and the property will be located on your left.



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.



Approximate Area = 1139 sq ft / 105.8 sq m (excludes garage)
 Trailer = 367 sq ft / 34 sq m
 Total = 1506 sq ft / 139.9 sq m
 For identification only - Not to scale

Ground Floor

- Porch
- Sitting Room: 5.21 x 3.40m (17'1 x 11'2)
- Kitchen: 4.17 x 2.69m (13'8 x 8'10)
- Dining Room: 5.64 x 3.53m (18'6 x 11'7)
- Bedroom 3: 3.05 x 2.54m (10' x 8'4)
- Bedroom 2: 3.91 x 3.02m (12'10 x 9'11)
- Bedroom 1: 3.91 x 3.05m (12'10 x 10')
- Utility: 6.12 x 1.70m (20'1 x 5'7)

Trailer

- Workshop: 2.84 x 2.24m (9'4 x 7'4)
- Store: 2.54 x 2.36m (8'4 x 7'9)

Energy Efficiency Rating

Band	Current	Potential
A (92 plus)		90
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	46	
F (21-38)		
G (1-20)		

England & Wales EU Directive 2002/91/EC

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RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2023. Produced for Stags. REF: 1061757



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