



Westfield

Westfield, Rockbeare, Exeter, Devon, EX5 2LS



Exeter City Centre 8.9 miles.

A delightful 3-bedroom detached period house presented in excellent condition throughout in a charming semi-rural location on the edge of the village of Rockbeare, approximately 9 miles into the centre of Exeter.

- Charming 3 bed detached house
- Nearly 0.5 acre level plot with summer house
- Ample driveway parking and detached garage
- Close to the village of Rockbeare
- Ground floor shower room
- Lovely views over neighbouring fields
- EPC- D
- CTB- F
- Freehold

Guide Price £650,000



SITUATION

The property is located in the popular East Devon village of Rockbeare with a church, pub and excellent primary school. The town of Ottery St Mary is approximately 5 miles and provides a good range of day-to-day shops and facilities as well as a Sainsbury's supermarket. The new town of Cranbrook is also nearby and has schooling, good transport links, and a railway station on the Waterloo Line. In addition, Exeter International Airport is within easy reach as are the major routes accessing the county and beyond (M5/A30/A38)

DESCRIPTION

Located on the edge of the village of Rockbeare, in a delightful semi-rural location is this delightful 3 bedroom, extended, detached home presented in lovely condition throughout. Updated and improved by the current owners in recent years, the accommodation has a superb blend of character with a range of modern fixtures and fittings. On the ground floor is a spacious hallway with stairs rising to the first floor and a door to a useful understairs cupboard. A door opens into a splendid sitting area with a recess for a fire with attractive wooden surround and an opening leads through to the rear where an extension has been added creating a dining room and benefitting from an impressive vaulted ceiling, a free standing wood burner as well as patio doors leading to the garden.

There is a very well-presented cottage style kitchen/breakfast room fitted with an attractive range of white units with a solid wood work top over, fitted electric hob, hi-level oven and grill and fitted

dishwasher. There is also a lovely feature exposed brick fireplace with fitted wood burner. To the rear is a hall with a utility area with sink and plumbing for a washing machine, door to the outside and a downstairs WC and shower room. On the first floor are 3 double bedrooms with views over neighbouring fields, and a very well presented family bathroom with roll top bath and a spacious shower cubicle.

OUTSIDE

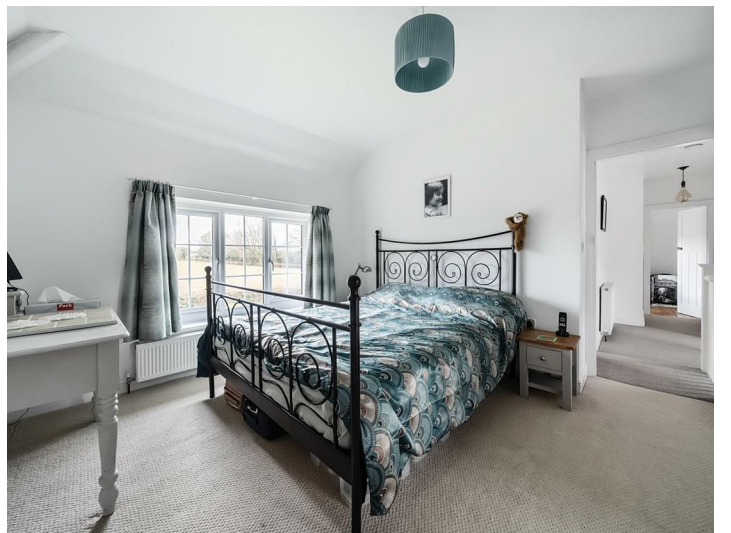
Westfield sits on a good sized level plot measuring nearly 0.5 acres in total and is mainly lawn. To the side a driveway leads to the rear where there is parking for a number of cars or for storing a campervan as well as a detached garage with power and light. A path leads to the rear of the house where there is a large patio, ideal for outside dining and there is a detached summer house. Westfield is surrounded by fields and a large garden giving lovely views over the countryside.

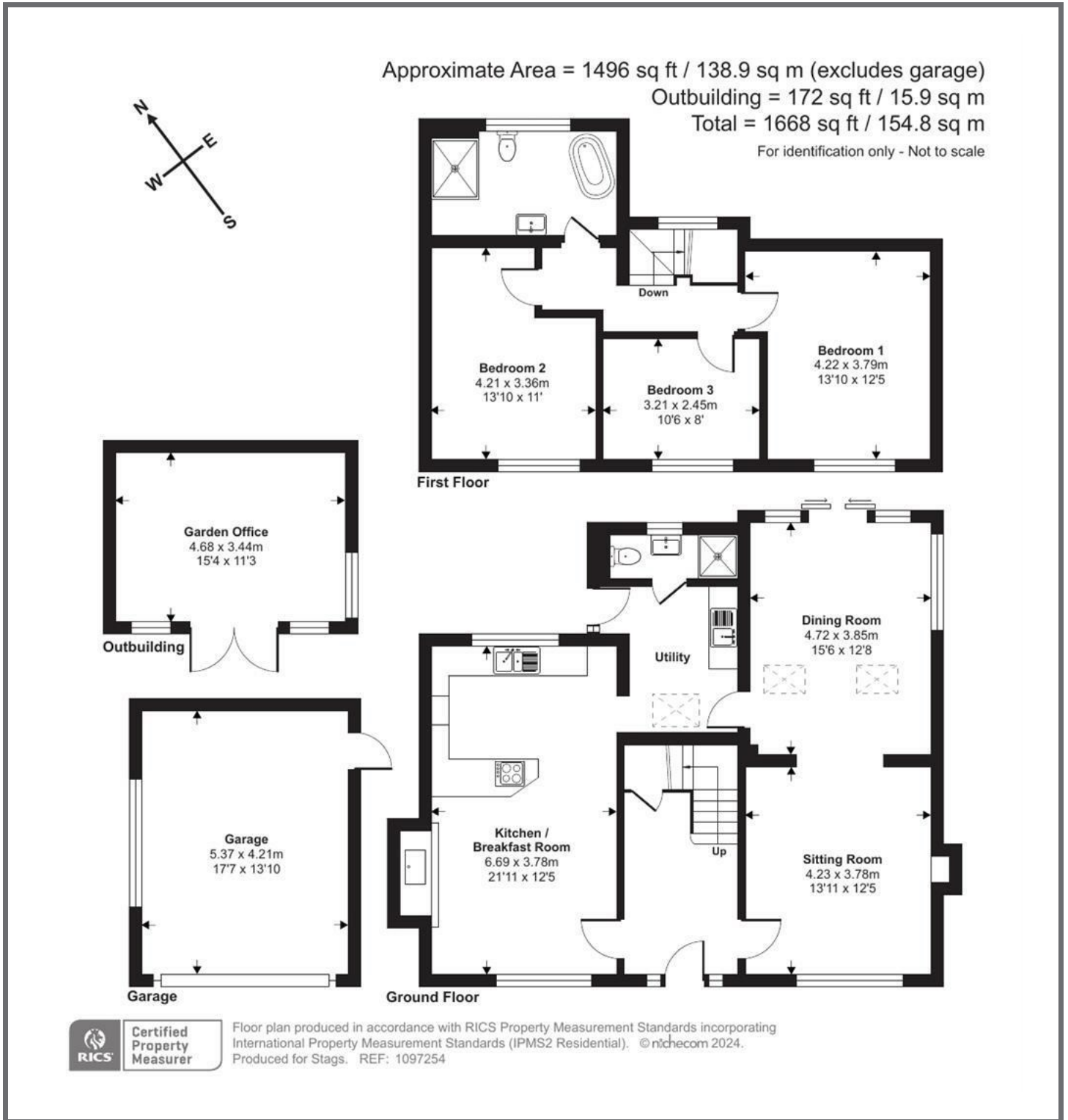
DIRECTIONS

From Exeter, leave the city along Honiton Road and follow signs to the A30 and M5. On reaching the junction with the M5, continue under the motorway and take the next left onto the Honiton Road again signed Cranbrook and Rockbeare. Follow this road past Cranbrook towards Ottery St. Mary and at the 4th roundabout, turn right onto Clay Lane into Rockbeare. Continue through the village and out the other side and Westfield is found after approximately 1 mile on the left hand side.

SERVICES

Mains electricity, water. Private drainage (septic tank), What 3 words -
///water.settle.newspaper





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.



Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B	Energy efficient		
(69-80) C	Decent energy efficiency	63	74
(55-68) D	Some energy efficiency		
(39-54) E	Low energy efficiency		
(21-38) F	Very low energy efficiency		
(1-20) G	Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC	

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