



19, The Glebe



Exeter City Centre 7.7 miles, Tiverton 9.0 miles

A delightful 4-bedroom family home in a quiet village location with beautiful gardens and far reaching rural views.

- Well-presented 4-bedroom, detached family house
- Quiet village location
- Beautiful views overlooking neighbouring fields
- Double garage and private driveway
- Large corner plot
- Easily accessible to Exeter and Tiverton
- Open plan kitchen/dining room
- EPC – E
- Council tax band – E
- Freehold

Guide Price £625,000

SITUATION

This well positioned detached family home is situated in the sought-after Exe Valley village of Thorverton, with an active community and an excellent range of amenities, including a primary school, Post Office, Doctors Surgery, two pubs, a Church and village hall. Surrounding the property is beautiful unspoilt countryside, along with the River Exe to the west, providing superb local rural walks.

Exeter City lies just 7 miles to the South and boasts a wide range of amenities, and the market town of Tiverton lies 9 miles to the North which includes Blundell's School. Although rural, this part of Devon is very accessible with the nearest access to the M5 motorway being junction 29. There are mainline railway stations at Exeter and Tiverton Parkway.

DESCRIPTION

The Glebe is a delightful family home located off a private driveway in the sought-after village of Thorverton. The property offers the opportunity to live in a spacious 4-bedroom house with rural outlooks, and the comforts of living in a modern home with plenty of character. The house benefits from oil-fired central heating, a large kitchen and bathroom, well maintained gardens and a double garage.

ACCOMADATION

The generous hallway offers a useful storage cupboard, downstairs cloakroom and stairs rising to the first floor. To the right is a dual aspect sitting room with a cosy open fireplace, providing plenty of warmth throughout the house, and French doors leading to the garden. To the left is an open plan kitchen/dining room overlooking the garden, featuring an extensive range of matching eye and base level units, electric cooker and space for standalone appliances, with the dining room providing space for a large dining table and light

through the front aspect. Off the kitchen is a utility room with a wide range of cupboards, space for appliances and door to the garden.

Off the first floor landing is a principle double bedroom, a modern family bathroom and three further good sized bedrooms, the third of which includes fitted storage. The rear aspect overlooks the far reaching rural views across neighbouring fields.

GARDEN AND GARAGING

Approached via a private driveway, there is parking for at least three cars and a double garage to the left. To the rear of the house is a large secluded garden with a low-levelled gravelled seating area. Planted with mature shrubs, trees and flowers, the garden provides privacy, backing onto the surrounding fields giving beautiful scenic views and quiet.

SERVICES

Mains electricity. Mains water. Mains drainage. Oil-fired central heating. There is also mains gas available which could potentially be connected.
Broadband speed - 7 Mbps 1 Mbps
No flood/erosion risk.

DIRECTIONS

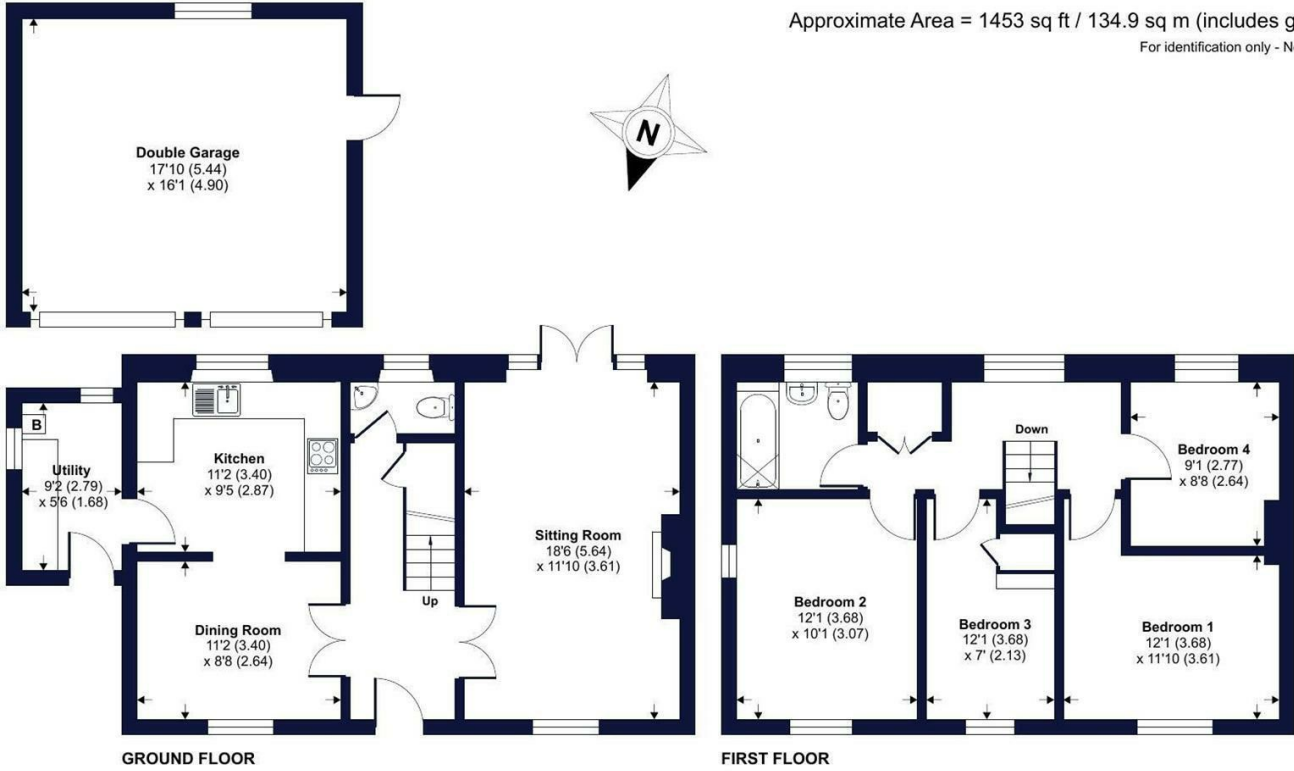
From Exeter proceed to the A377 on Cowley Bridge Road and follow the road to Cowley Bridge Hill. In just under two miles, turn right onto Upton Pyne Hill and follow the road for just under three miles until you reach Thorverton. Take the first right into The Glebe, and the property is at the end of the bend on the cul-de-sac.
What3words - crafts.crusher.toasters



The Glebe, Thorverton, Exeter, EX5

Approximate Area = 1453 sq ft / 134.9 sq m (includes garage)

For identification only - Not to scale



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Energy Efficiency Rating		Current	Potential
<small>(Not a target) - higher savings costs</small>			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
<small>(Not energy efficient) - higher savings costs</small>			
England & Wales		EU Directive	2002/91/EC

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