



3 Huish Cottages



Exeter 8.8 miles

A delightful 2-3 bedroom bedroom cottage with large gardens in a sought-after Devon village

- On the fringes of a popular Devon village
- 2-3 Bedroom cottage
- Period features throughout
- Versatile accommodation
- Unlisted cottage
- Large gardens
- On street parking
- EPC - D
- CTB - B
- Freehold

Guide Price £250,000

SITUATION

The cottage is situated in a delightful location on the fringe of the sought-after village of Tedburn St. Mary. This attractive village nestles in attractive Devon countryside, a short distance from Dartmoor National Park and benefits from a village shop/post office, two pubs, primary school and various leisure facilities. The village is approximately 7.5 miles to the west of the university and cathedral city of Exeter which has an impressive range of amenities befitting a centre of its importance including excellent dining, shopping, theatre, sporting and recreational pursuits. There are two mainline railway stations on the London Waterloo and Paddington lines and Exeter International Airport lies a few miles to the east of the city. Tedburn St Mary has excellent access to the A30 dual carriageway linking to the M5 motorway in the east and Cornwall in the west.

DESCRIPTION

No.3 Huish cottages is a characterful, but unlisted, two-three bedroom cottage with large gardens in the popular village of Tedburn St Mary. From the lane you enter an inviting entrance hallway off which is a sitting room with a stone fireplace with woodburner, character ceiling beams and stairs rising to the first floor. Further along the entrance hallway is the kitchen/breakfast room with wall and floor mounted units and a door to the rear garden. On from the kitchen is a family shower room and a study/bedroom three. Stairs from the sitting room lead to a first floor providing two bedrooms and a useful airing cupboard.

GARDENS

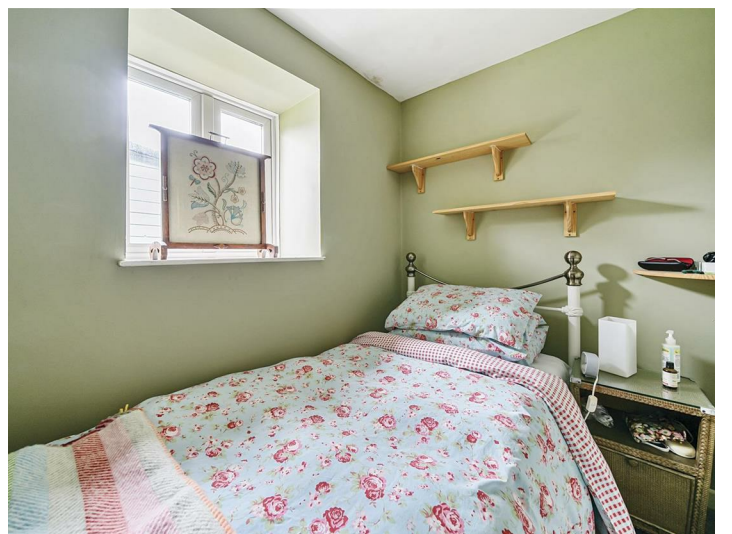
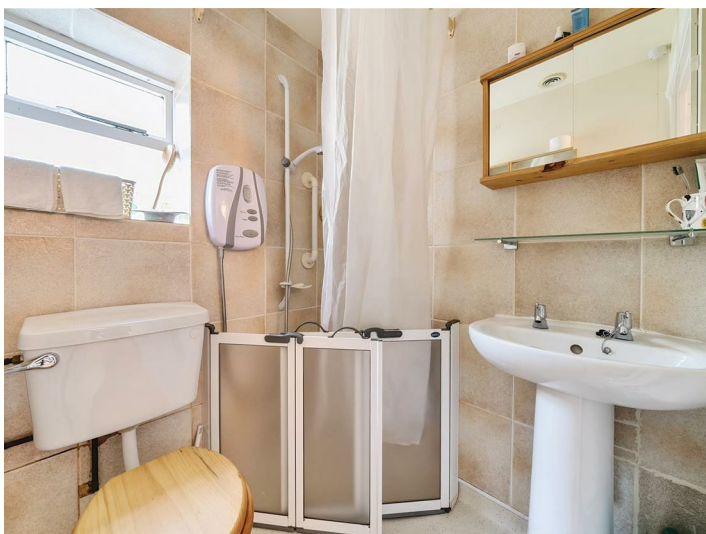
A standout feature of the property are the significant gardens to the rear. Primarily they are laid to lawn with established shrubs a shed and access to a shared Linney.

SERVICES

Mains water, drainage and electricity. Oil central heating and a woodburner in the sitting room. Broadband - 59.03Mbps download.

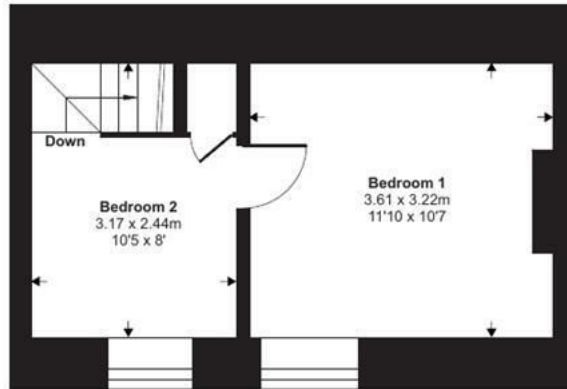
DIRECTIONS

From Exeter proceed on the A30 westwards towards Okehampton. Take the first exit at Fingle Glen and at the roundabout take the first left towards Tedburn St Mary. On entering the village of Tedburn St Mary the cottage will be on your right. What3words - pianists.tipping.lots

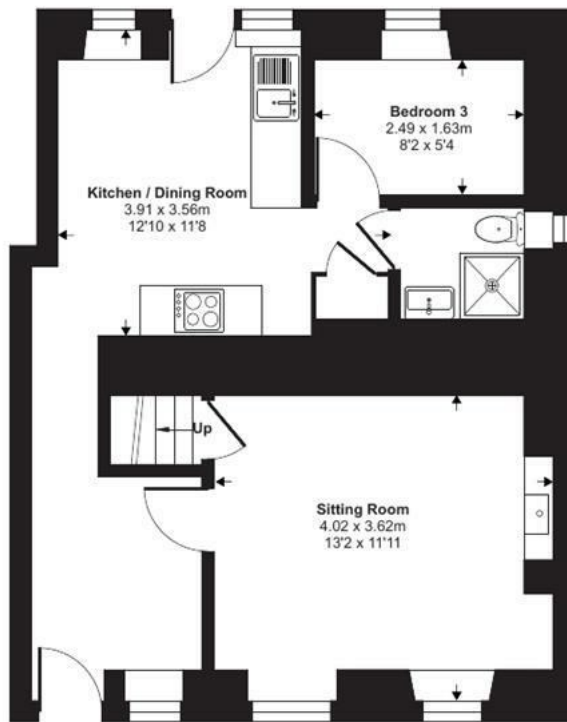


Approximate Area = 687 sq ft / 63.8 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1097946

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Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B		79
(69-80) C	(55-68) D	62	
(50-68) E	(35-54) F		
(1-49) G			

Net energy efficient - higher scoring coats

England & Wales EU Directive 2002/91/EC

21/22 Southernhay West, Exeter, Devon, EX1 1PR

01392 255202

exeter@stags.co.uk

stags.co.uk