



Bodley Bridge Cottage



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Whimble, Exeter, Devon, EX5 2PY

A charming and well presented period cottage, extended and improved through the years to provide spacious accommodation with driveway parking and an overall plot of 0.6 acres.

- Improved and extended period cottage
- No onward chain
- Sitting room with Inglenook fireplace
- Home office/gym
- Freehold
- Lovely garden of approximately 0.6 acres
- Easy transport links
- Double driveway
- Council Tax Band: E
- EPC: F

£650,000

SITUATION

The property is located on the edge of the popular village of Whimble, which offers a primary school, church, village shop and pubs and has a railway connection from the village on the Waterloo line. The historic town of Ottery St Mary lies three miles east with good range of facilities including shops, a supermarket, doctor's surgery, banks, schools and sports centre. Exeter is approximately 12 miles distant via the A30, as is Exeter International Airport and J.29 of the M5 (approximately 5 miles).

DESCRIPTION

A charming, well presented cottage offering adaptable accommodation with three reception rooms including a lovely sitting room with Inglenook fireplace and a modern kitchen/dining room. Two separate staircases lead to the first floor where there are 4 bedrooms in total, including a master bedroom ensuite, a family bathroom and a shower room. The gardens are a real feature and provide an abundance of mature shrubs and plants with a large area of lawn and two driveways providing off road parking.



ACCOMMODATION

From the driveway, a door opens into the hallway with a staircase rising to the first floor and a door into a useful utility. Round to the right is a dual aspect dining room with windows to the front and side, there is a downstairs W.C and a door into a study. The hallway follows to the left where there is a door in to the rear garden, ahead the sitting room and on the left a lovely modern kitchen/breakfast room. The kitchen is fitted with an attractive range of base, wall and drawer units with an integral dishwasher and a Range cooker. The sitting room is a good size with a feature Inglenook fireplace with a bread oven and a spiral staircase gives access to the first floor. The property has two staircases leading to the first floor, which is in two separate parts, giving flexibility should someone wish to divide the accommodation. The main staircase leads to two bedrooms and a bathroom on one side, with the spiral staircase leading to the other part where there are a further two bedrooms, one en-suite and another bathroom.

OUTSIDE

The gardens to the cottage are a real feature extending to approximately 0.6 acres in total. From the front are two driveways providing parking for a number of vehicles, with the driveway on the left being slightly larger and leading to a detached home office/gym. The garden is well laid out with a number of mature plants and trees and areas of lawn leading down to a stream.

SERVICES

EPC: F

Current Council Tax: E

Utilities: Mains electric and mains water.

Drainage: Private drainage - Sewage treatment plant installed 2016.

Heating: Calor gas central heating

Tenure: Freehold

Standard and superfast broadband available. EE, O2, Three and Vodafone mobile networks available (Ofcom).

AGENTS NOTE

The vendor advises that in 2001 a small part of the house flooded from the road but has not flooded since. Please speak to the agent for further information.

DIRECTIONS

Leave Exeter along the A30 and continue until the Daisy Mount junction signed to Ottery St. Mary and West Hill. At the end of the slip road at the roundabout turn left, and follow the road back towards Exeter. Pass the petrol station on the right, and continue along and the house is found on the right hand side.



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 = 1866 sq ft / 173.3 sq m (excludes store)
 Limited Use Area(s) = 120 sq ft / 11.1 sq m
 Outbuildings = 391 sq ft / 36.3 sq m
 Total = 2377 sq ft / 220.8 sq m
 For Identification only - Not to scale

Denotes restricted head height

GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richswm 2022. Produced for Humberts. REF: 854355



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | 30 | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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