



3 The Palms



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Clapham, Exeter, EX2 9UN

Exeter city centre (5.5 miles), Exeter Racecourse (3.1 miles)

A well presented period thatched cottage with lovely gardens and a large garage located just outside Exeter.

- Charming 3 bedroom thatched cottage
- Detached garage and driveway parking
- Downstairs bedroom
- Large sitting room with wood burner
- Freehold
- Recently upgraded and improved
- garden extending to 0.27 acres
- Attractive village on the edge of Exeter
- Council tax band: D
- EPC: E

Guide Price £575,000

SITUATION

Located on the edge of Exeter, Clapham is an attractive hamlet of mainly period houses and cottages. Set in a semi-rural position, the property is close to Haldon Forest where there are lovely walks and bike rides through Haldon Woods and good access onto the A380 and M5. The village of Kennford (which has a primary school and a village store/Post Office) is only 2.9 miles distant and nearby, the village of Kenn has a beautiful church and a thriving pub, The Ley Arms. The cathedral and university city of Exeter is only 4 miles away, which provides an extensive range of facilities befitting a centre of this importance. Also within easy reach is Exeter Racecourse, Teignmouth Golf Club and, of course, Dartmoor National Park.



DESCRIPTION

3 The Palms is a charming Grade II Listed period thatched cottage that has recently been upgraded and improved by the current owners to provide characterful accommodation throughout. The property benefits from a large reception room, downstairs bedroom and bathroom on the ground floor whilst on the first floor are a further two bedrooms and a shower room.

The garden to the cottage is a real surprise, the main garden being behind the house and laid to a lawn where there is a detached one bedroom outbuilding and beyond a further area of hidden garden with a large vegetable patch and greenhouse.

ACCOMMODATION

From the driveway, steps lead up to a raised terrace where a door leads into an entrance porch providing a useful area for storing coats and boots and from here a door opens into the sitting room. A good sized room, there is a wood burner situated in a large fire place with a stone surround, a number of wooden beams and space for a dining table. Two windows look to the front, a door and stairs rise to the first floor and a door opens into a kitchen/breakfast room. Accessed from the sitting room, a door opens in to a bathroom fitted with a panel bath, hand wash basin and low level W.C and beyond, a good sized double bedroom with a vaulted ceiling and large window overlooking the garden. The kitchen is fitted with a range of base, wall and drawer units with a roll edge work top over, integrated fridge/freezer, electric hob with oven under and a space for a dishwasher and washing machine.

OUTSIDE

To the side of the house is a concrete driveway providing parking for a number of vehicles leading to a large detached garage with steps leading to an area of lawn with a number of trees and shrubs. Steps lead to a further lawned area leading to a detached outbuilding with a patio seating area in front. A driveway leads from the parking area around the side of the garden to the outbuilding giving a private entrance and area of parking for the outbuilding. Beyond is a further area of garden with a number of trees, lawn and a large vegetable area with the overall garden measuring 0.27 acres.

SERVICES

Current Council Tax: D

Utilities: Mains electric and water

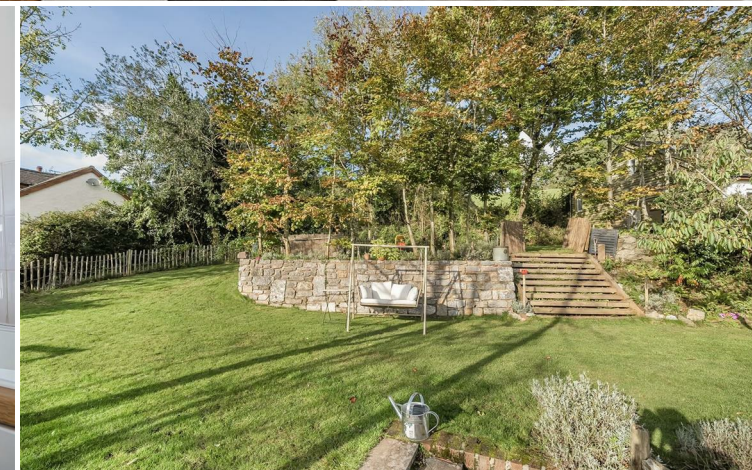
Drainage: Septic tank

Heating: Oil fired central heating

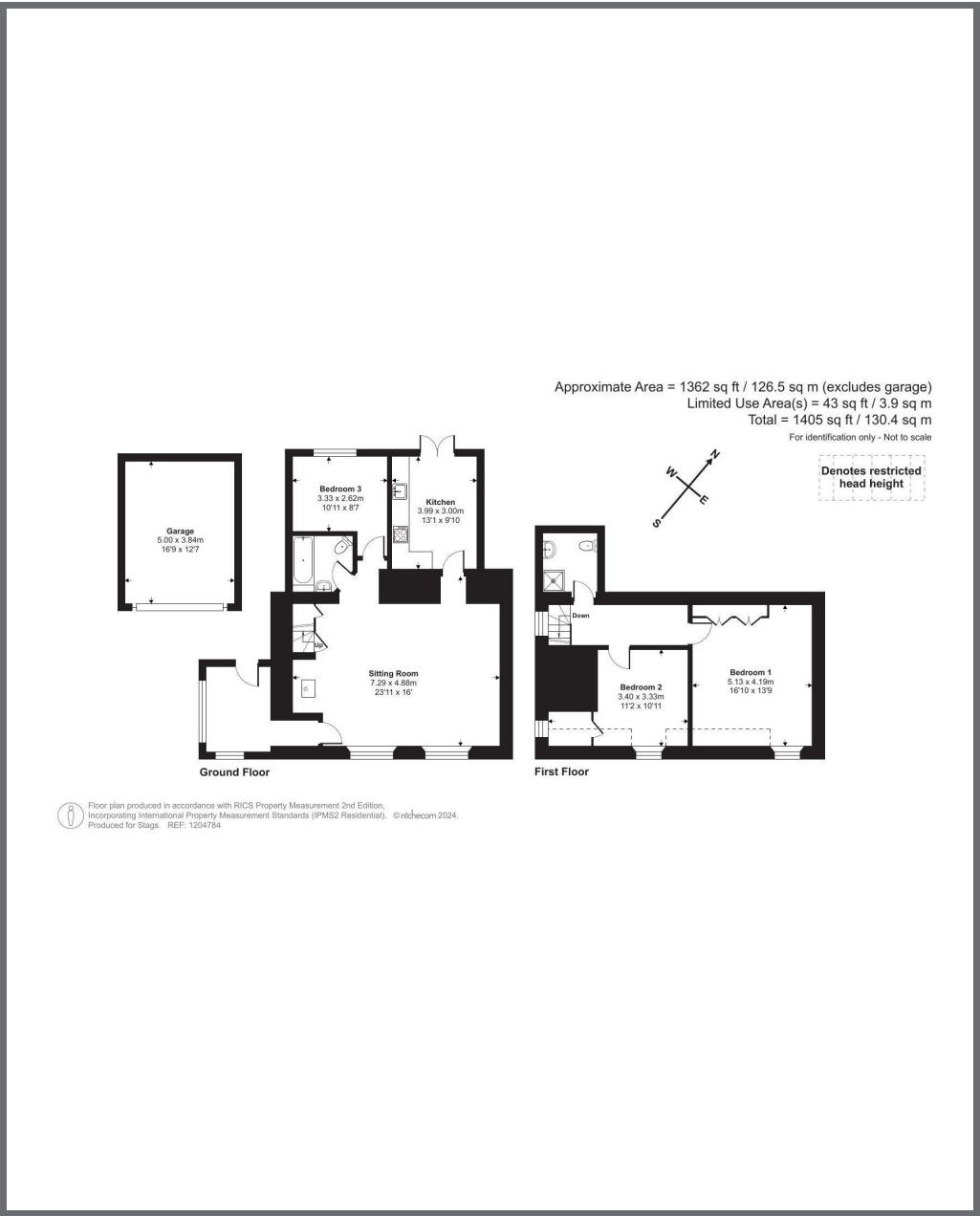
Listed: Grade II Listed

Tenure: Freehold

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



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

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