



3 Myrtle Cottages





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Stoke Canon, Exeter, Devon, EX5 4AP

Exeter City Centre 4.1 miles / Tiverton 10 miles

A charming two bedroom terraced cottage in the heart of Stoke Canon.

- No onward chain
- Period 2 bedroom cottage
- Courtyard garden
- On street parking
- Close proximity to Exeter
- Downstairs shower room
- 'Secret garden' nearby
- Council Tax Band: C
- EPC: E
- Freehold

Guide Price £225,000

## SITUATION

Positioned in a convenient yet rural location, the property is along the A396 on the Exe Valley road between Exeter and Tiverton, only 3.5 miles north of central Exeter. The nearby village of Stoke Canon is just over half a mile away and provides a good range of day-to-day amenities including a church, shop, primary school and community-run public house, along with a range of community activities. Exeter, the regional capital of the South West, boasts great business facilities together with restaurants, cafés and wine bars. The city is well served with a good range of leisure and cultural amenities, including substantial shopping facilities.

## DESCRIPTION

A charming two bedroom terraced cottage in the heart of Stoke Canon only 4.1 miles from Exeter City Centre. The property comprises sitting room, shower room, kitchen and lean to on the ground floor and there are 2 bedrooms on the first floor along with a W.C.





## ACCOMMODATION

The front door opens into a sitting room with fitted shelving and cupboards in alcoves, a window with a seat to the front aspect and stairs leading to first floor. A door opens into a shower room with a low level WC, hand wash basin set in vanity unit with mirror over and towards the rear is the kitchen fitted with a range of base, wall and drawer units with a work top over and a cooker with four ring gas hob and extractor over. There is a sink with drainer and mixer tap over and a door leads to a lean to with radiator and door to the garden. On the first floor are two bedrooms; Bedroom one being to the front of the property, and bedroom two to the rear with a door into a W.C which in turn, opens into bedroom one.

## OUTSIDE

To the rear is an enclosed Courtyard garden accessed from the lean to. At the back, a gate opens into a rear access lane which runs behind the cottages and leads to an additional area of garden on the title deeds of the cottage which is laid to lawn with a garden shed.

## SERVICES

Council Tax Band: C.

Utilities: Mains gas, electric and water

Drainage: Mains

Heating: Gas central heating

Tenure: Freehold

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

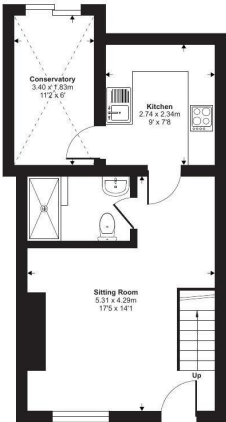
## DIRECTIONS

From Exeter proceed north on the A396 and on entering Stoke Canon village Myrtle Cottages is on the left before the Spa Shop. On street parking is available in front of the property.

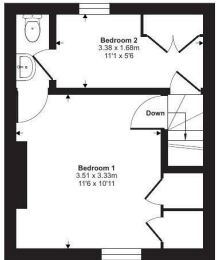




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Ground Floor



First Floor

Approximate Area = 650 sq ft / 60.3 sq m  
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2024. Produced for Stags. REF: 1214548



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>83</b>	
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>	<b>49</b>	<b>83</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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