



2 Halls Garden



# 2 Halls Garden

Village Way, Aylesbeare, Devon, EX5 2FD

West Hill (3.3 miles), Ottery St. Mary (6.2 miles), Exeter (8.7 miles)

A charming, modern 2 bedroom cottage with a conservatory, 2 parking spaces and a delightful garden set back from the road in this popular East Devon village.

- Two bedrooms with separate study
- No onward chain
- Views over nearby countryside
- Adjoining conservatory
- EPC: C
- Two off road parking spaces
- Enclosed garden to the rear
- Open plan living space
- Freehold
- Council Tax Band: C

Guide Price £300,000

## SITUATION

Halls Gardens is a small development located a short walk into the centre of the popular village of Aylesbeare. Aylesbeare has a church, village hall and pub, whilst nearby West Hill provides further local facilities, including an excellent primary school, and just beyond is the popular town of Ottery St Mary with the renowned Kings School secondary school. Nearby is Aylesbeare Common whilst just beyond are the other commons of East Devon including Woodbury Common providing wonderful riding and walking countryside. There is good access to Exeter, the A30 dual carriageway and M5 motorway, Exeter International Airport and the World Heritage coastline at Sidmouth to the south.

## DESCRIPTION

Halls Garden is a charming two bedroom cottage located in the popular village of Aylesbeare. It comprises a kitchen/dining/living area, WC and conservatory on the ground floor, and on the first floor, you will find two double bedrooms, with the principle enjoying countryside views, a separate study and modern family bathroom.



## ACCOMMODATION

The front door opens into a hallway with stairs ahead rising to the first floor and a door opening into a downstairs cloakroom with hand wash basin. On the right is an open plan sitting room with a feature fire place and window looking to the front, leading through to a modern kitchen with a range of wood fronted units with a granite work top over and integrated fridge/freezer and dishwasher. To the rear of the room, French doors open into a conservatory with doors leading into the garden.

On the first floor are two double bedrooms, a study/home office and a bathroom fitted with a panel bath, hand wash basin and a low-level W.C.

## OUTSIDE

To the front of the house is a paved parking area for two cars and a small area of garden laid to lawn. To the rear is an enclosed garden laid mainly to lawn with a raised decked seating area.

## SERVICES

Current Council Tax: C

Utilities: Mains water, electric, broadband and solar panels.

Drainage: Mains

Heating: Central heating from gas flow tank.

Tenure: Freehold

Standard and ultrafast broadband available. O2 and Three mobile networks available (Ofcom).

## DIRECTIONS

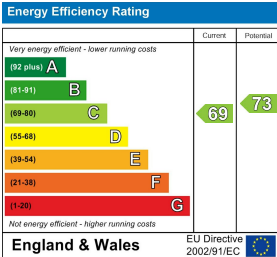
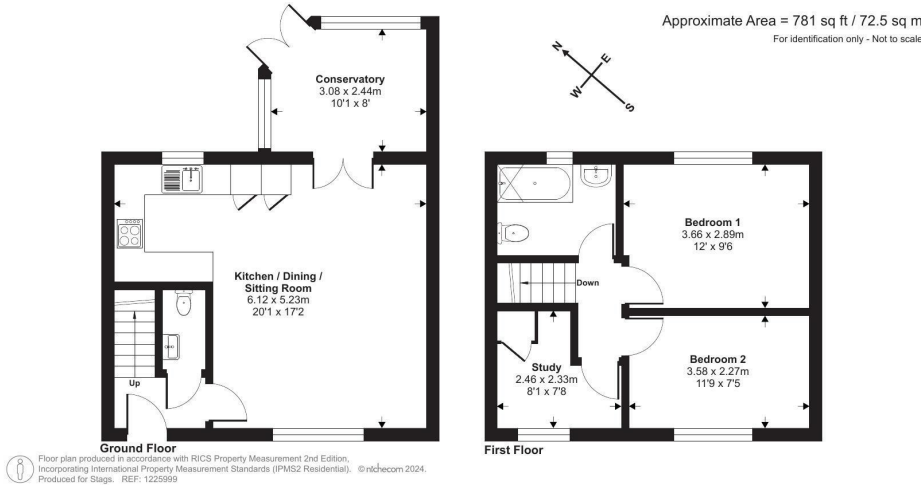
From Exeter and the M5, head towards Sidmouth along the A3052 passing West Point and Greendale Farm shop. On passing the petrol station on the right hand side, take the next left into Harp Lane, follow the road past the first junction and take the next left into Village Way. Follow the road into the village and Halls Gardens is on the right hand side.

## AGENTS NOTE

The vendor advises that an application was submitted for an eco home to be built in the field to the rear in 2023. The planning application was refused.



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.



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