



Model Cottage





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Poltimore, Exeter, EX4 0AT

Pinhoe train station (2.1 Miles), Exeter city centre (4.5 Miles)

A charming three-bedroom, grade II listed cottage in the desirable village of Poltimore, requiring full renovation and offered with no onward chain.

- Charming three-bedroom period cottage
- Grade II listed
- Peaceful village setting
- Offered with no onward chain
- Freehold
- Exciting renovation opportunity
- Large mature rear garden
- Off road parking & detached garage
- EPC band: E(40)
- Council tax band: E

Guide Price £220,000

## SITUATION

Model Cottage is situated in the attractive and well-regarded village of Poltimore, just a short drive from the cathedral city of Exeter. The village enjoys a peaceful rural setting while remaining conveniently close to a wide range of amenities including shops, schools, and transport links. The M5 motorway and Exeter Airport are both within easy reach, making it an ideal location for those seeking a country lifestyle with excellent connectivity.

## DESCRIPTION

This traditional period cottage presents an exciting opportunity for buyers seeking a renovation project in a sought-after location. In need of comprehensive modernisation, the property offers scope to create a wonderful family home or rural retreat, subject to any necessary planning consents. The cottage retains a number of original features and enjoys a generous footprint, complemented by a large garage and garden.





## ACCOMMODATION

The ground floor comprises a spacious sitting/dining room with a large window and a fireplace recess, leading through to the kitchen, which offers access to a rear hall, utility area, and cloakroom. Upstairs, the first floor provides three well-proportioned bedrooms. The layout offers flexibility for reconfiguration, subject to renovation works.

## OUTSIDE

To the rear of the property is a substantial detached garage, providing excellent storage or workshop potential. The double garage has vehicular access via a right of way from Hatchland Road, enabling you to park a vehicle in there. Beyond the garage lies a large mature garden, mainly laid to lawn, with the addition of a summer house and greenhouse. To the front of the cottage is an off-road parking area accessed via a swinging gate, along with a further lawned garden providing additional outdoor space and privacy.

## SERVICES

Utilities: Mains electric, mains water, telephone and broadband

Drainage: Mains drainage

Heating: Oil fired central heating

Tenure: Freehold

EPC: E(40)

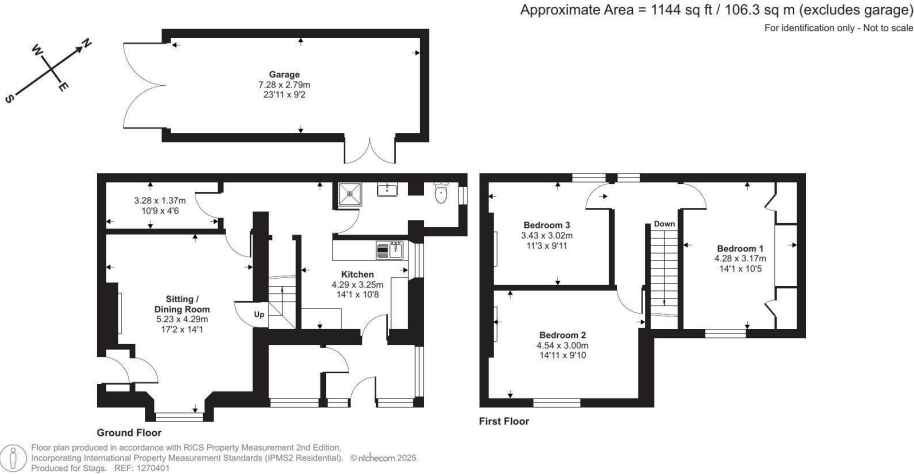
Council tax band: E


Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks likely to be 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			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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