

**Auction Guide Price £325,000**

**Woodend Cottage, The Avenue, Exton, Devon, EX3 0PX**



- Semi Detached Cob & Thatch Cottage Retaining Many Period Features • Original House Dating Back To 1800's • Sitting Room, Dining Room, Sun Room • Kitchen, Utility Room, Ground Floor WC
- 3 Double Bedrooms & Bathroom • Enclosed Garden, Parking, Garage & Further Piece Of Land
- Sought After East Devon Village • **To be Sold via On-Line Auction 16th July 10am**





## Accommodation

### Ground Floor

Hardwood stable front entrance door, with stained glass window leading to:

#### Entrance Porch

Gas and electric metres. Wall mounted electric trip switch fuse box. Wooden door leading to:

#### Sitting Room 18'9" (5.72m) Plus Recess x 13'8" (4.17m)

Dual aspect having sealed unit double glazed window to front with window seat and window to side overlooking sun room. Focal point of Inglenook fireplace having a brick hearth and a fitted log effect gas fire. Radiator. Ceiling beams. Laminate flooring. Staircase rising to first floor with useful understairs storage cupboard. Door leading to kitchen, door leading to sun room and door leading to:

#### Dining Room 15'1" (4.6m) x 9'0" (2.74m)

Dual aspect having sealed unit double glazed window to rear and walk - in square bay window to side overlooking the gardens. Brick fireplace feature. Radiator. Serving hatch to kitchen.

#### Sun Room 20'9" (6.32m) x 7'2" (2.18m)

French doors leading to gardens with windows to front, rear and side. Flagstone flooring.

#### Kitchen 10'4" (3.15m) x 8'7" (2.62m)

Window to rear. Range of cupboard and drawer storage units with heat resistant work surfaces and fully tiled walls. Composite one and a half bowl sink with single drainer unit and mixer tap. The gas cooker in situ is included in the sale. Radiator. Tiled flooring. Open to:

#### Utility 8'7" (2.62m) x 5'3" (1.6m)

Obscure glazed window to side. Roll edged work surface. Space and plumbing for dishwasher and washing machine. Tiled flooring. Wall mounted gas fired boiler that supplies the central heating and domestic water. Door leading to:

#### Cloakroom

Secondary glazed window to side. White suite of low level WC and wall mounted wash hand basin.

### First Floor

#### Half Landing

Smoke alarm. Stairs to landing. Doors leading to bathroom and bedroom 3.



### Landing

Doors leading to bedroom 2 and:

### Bedroom 1 17'0" (5.18m) x 9'11" (3.02m)

Sealed unit double glazed window to front. Exposed Stone wall and fireplace feature. Vaulted ceiling with exposed timbers. Exposed timbers to one wall. Radiator. Door leading to walk-in dressing room with window overlooking the gardens.

### Bedroom 2 13'6" (4.11m) x 9'2" (2.79m)

Sealed unit double glazed window to front with window seat. Built - in wardrobes to one wall. Radiator. Feature vaulted ceiling with exposed timbers.

### Bedroom 3 15'2" (4.62m) x 9'0" (2.74m)

Dual aspect having sealed unit double glazed window to rear and walk-in, sealed unit double glazed square bay window to side overlooking rear gardens. Radiator.

### Bathroom 10'3" (3.12m) x 8'11" (2.72m)

Window to rear. 4 piece white suite of Jacuzzi style bath, shower cubicle with electric shower unit, low level WC and pedestal wash hand basin. Radiator. Fully tiled walls.

### Externally

There's a small area of Front Garden that's laid to shingle with a brick pathway leading to the front entrance door beneath a thatched storm porch. Outside lighting. To the side of the property there are 2 off road parking spaces for side by side parking. There is an enclosed and level Garden to the side of the cottage, which is laid mainly to lawn with 2 decking areas, both being ideal for dining and sitting during fine weather. Shrub bed borders. Timber panelled fence and hedge boundaries. Outside power points. Outside lighting. Rear gate then gives access to an enclosed courtyard area.

Opposite the cottage is a further enclosed area of garden which is, again, laid to lawn with timber panelled fence boundaries. Useful garage / out building and further area of gardens to front of this.

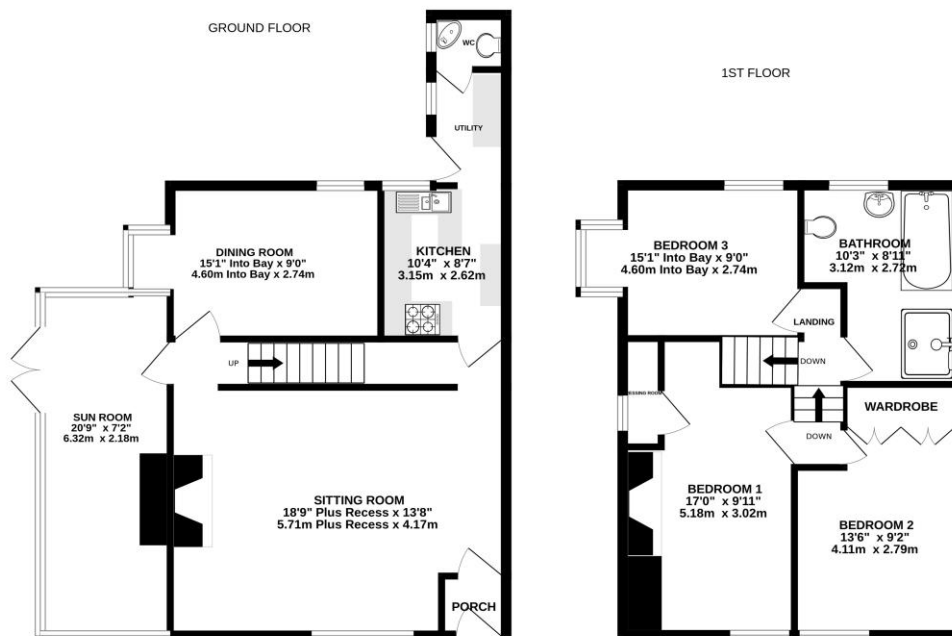
### Tenure

The property is FREEHOLD

### Services

All mains Services are connected. Council Tax Band D





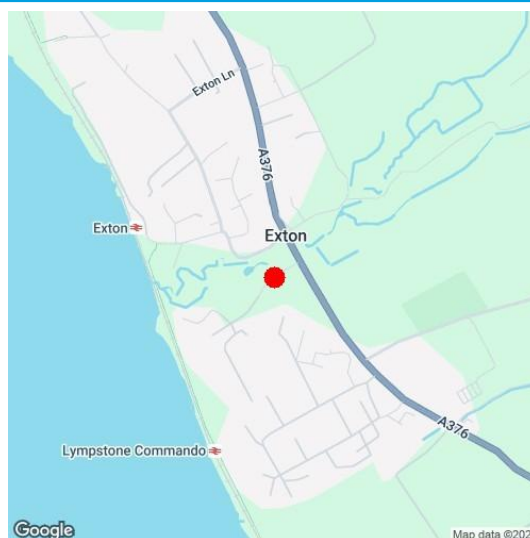
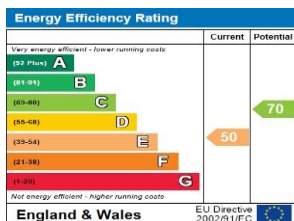
THE AVENUE, EXTON

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### Directions

From Exmouth Town Centre, proceed out of town, passing Exmouth Train Station and into Exeter Road. Proceed past Lympstone Village and Lympstone Marine Camp. The entrance to The Avenue will be found on the left hand side, just before the traffic lights, clearly identified by our For Sale signs.



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