



Brooklyn Cottage



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Ash Thomas, Tiverton, Devon EX16 4NS

Tiverton 5 miles. M5 (J27) 5 miles. Exeter Airport 16 Miles.
Taunton 22 Miles

Charming four bedroom family home set in the heart of Ash Thomas, with mature gardens, vegetable patch and off road parking.

- Semi-detached family home
- Fibre broadband available in village
- EV Point available for connection
- Council Tax Band E
- Four well proportioned bedrooms
- Well established and immaculately presented gardens
- Garage and off road parking
- Freehold

Guide Price £425,000

SITUATION

Ash Thomas is a small, tranquil hamlet with a thriving local community and active village hall. The hamlet is close to the village of Halberton which boasts a primary school, farm shop and tea rooms, pub, and many local activities.

The property is situated approximately 5 miles from the market town of Tiverton which provides a wide range of amenities including major banks, building societies and shops catering for a wide variety of needs. There is also a leisure centre with swimming pool and a hospital. There are both private and state schooling, with Blundell's giving discounts to local pupils.

Junction 27 of the M5 is approximately 4 miles distant, alongside lies Tiverton Parkway Station with an intercity link to London Paddington of approximately 130 minutes. The Grand Western Canal lies within half a mile, and offers recreational walks, cycling and fishing from its towpath.

DESCRIPTION

Brooklyn Cottage is a delightful semi detached family home combining period features with modern amenities. Set in the heart of the popular hamlet of Ash Thomas it benefits from charming front and rear gardens along with with ample parking and a number of useful outbuildings.



ACCOMMODATION

The accommodation is logically laid out. The entrance hall welcomes with ample space, set off the hall is a spacious sitting room boasting a fireplace with a stone surround and wood burning stove ample space for seating. The large window looks out over the south facing front garden ensuring that the room remains light throughout the day. Also set off of the entrance hall, the dining room offers dual-aspect views to the south and east and easily accommodates seating for eight people. To the rear of the property is a well-presented kitchen and has a wide range of fitted units and integrated appliances, at the end breakfast room that could be used for casual dining. The utility room, with plumbing for white goods, is conveniently located alongside a ground floor WC.

Upstairs, the first-floor hosts four well-proportioned double bedrooms, three of which feature recently installed built-in storage. A newly installed shower room complements the upstairs layout.

OUTSIDE

To the rear of the property is a parking area for multiple cars and a garage with power and lighting. Adjacent is a workshop storage space used to store garden tools. This space also houses a large greenhouse.

Set down from the driveway is the large rear garden. Over the current owner's tenure, the garden has been lovingly cared for and maintained. This garden has a range of mature flower beds, vegetable patches, fruit trees, paved walkways and lawned areas.

To the front is a level lawn south facing garden with an array of shrubs and bedding plants, a well and a small pond. There is a cobbled path that leads to the front of the property with ample space within the garden for seating and enjoying the sun throughout the day.

SERVICES

Water - Mains connected

Electric - Mains connected with owned PV panels and EV charge point ready for re-connection. Feed in tariff available to be transferred to new owner.

Drainage - Shared private drainage via Bio-digester.

Oil fired Central Heating

Ofcom predicted broadband services - Download 6Mbps, Upload 1Mbps

Ofcom predicted mobile coverage for voice and data - Three, O2 and Vodafone.

VIEWINGS

Strictly by Stags Estate Agents only

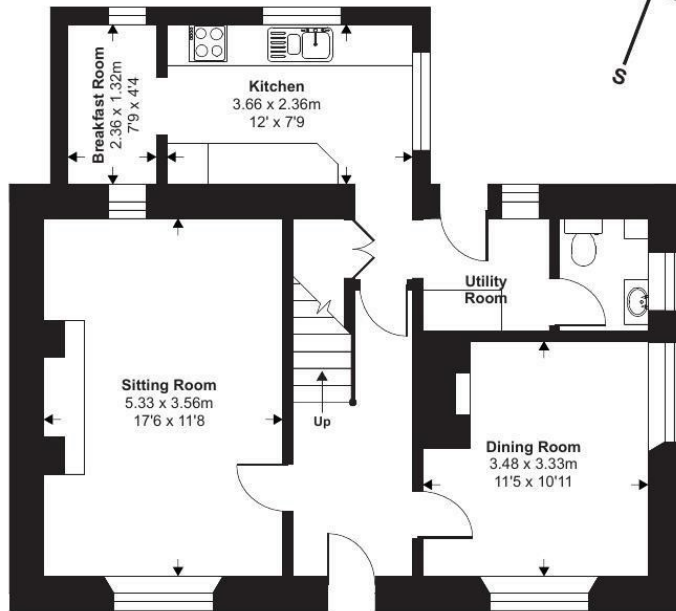
DIRECTIONS

From junction 27 at the M5, proceed on the A361 towards Tiverton and almost immediately take the first exit signposted Sampford Peverell. Continue for 3 miles passing through the villages of Sampford Peverell and Halberton, and take the first left after Halberton Court Farm shop onto Lower Town, signposted to Ash Thomas. Continue for approximately 1 mile staying on Lower Town and turn right at Ash Cross signposted to Ash Thomas. Continue for 200 yards and the property is on the right hand side just past the boarding cattery.

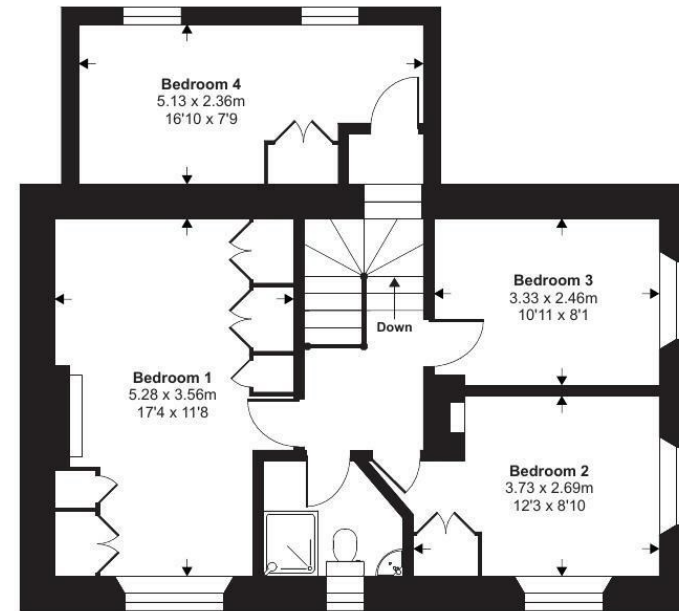


Approximate Area = 1352 sq ft / 125.6 sq m

For identification only - Not to scale



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Stags. REF: 1090215

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(54-68) D		58	
(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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