



Stag Cottage



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Rackenford, Tiverton, EX16 8DT

A detached one-bedroom cottage in Rackenford with great potential, in need of modernisation with a garden and large outbuilding to the rear.

- One bedroom
- In need of modernisation
- No onward chain
- Good sized garden
- Access to Tiverton and North Devon Link Road
- Character cottage
- Village location
- Large outbuildings in need of repair
- Council Tax Band B
- Freehold

Guide Price £195,000

DESCRIPTION

Nestled in the picturesque village of Rackenford, this delightful detached one-bedroom cottage offers a unique opportunity for renovation. The property features a generous rear garden and a substantial outbuilding, providing ample space for various uses. Rackenford itself boasts a vibrant community with a primary school, a volunteer-run village shop, and the historic All Saints Church. The village is surrounded by beautiful countryside, offering a peaceful and scenic setting. With its tranquil surroundings and potential for modernisation, this cottage is ideal for those seeking a countryside retreat with room to personalise.

SERVICES

Mains drainage, water and electricity. Electric storage heaters.

Ofcom predicted broadband services - Standard: Download 18Mbps, Upload 1Mbps. Superfast: Download 80Mbps, Upload 20Mbps. Ultrafast: Download 1800Mbps, Upload 220Mbps.

Ofcom predicted mobile coverage for voice and data: Internal – Three, EE (Limited), O2 (Limited) and Vodafone (Limited). External – EE, Three, O2 and Vodafone.

Local Authority: North Devon District Council.

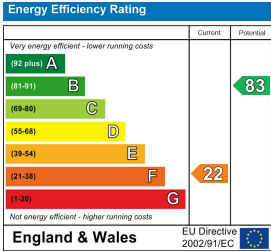
DIRECTIONS

From Tiverton proceed westbound on the A361 (North Devon Link Road) for approximately 5 miles. At Stonelands Cross, turn left, sign posted Rackenford/ Templeton/ Loxbeare. After a short distance, turn right at the T-Junction and remain on this road for 2 miles. As the road bends right, continue straight, taking the immediate left, signposted Rackenford. After 350 yards the property will be found on your left-hand side, tucked in behind the Stag Inn.



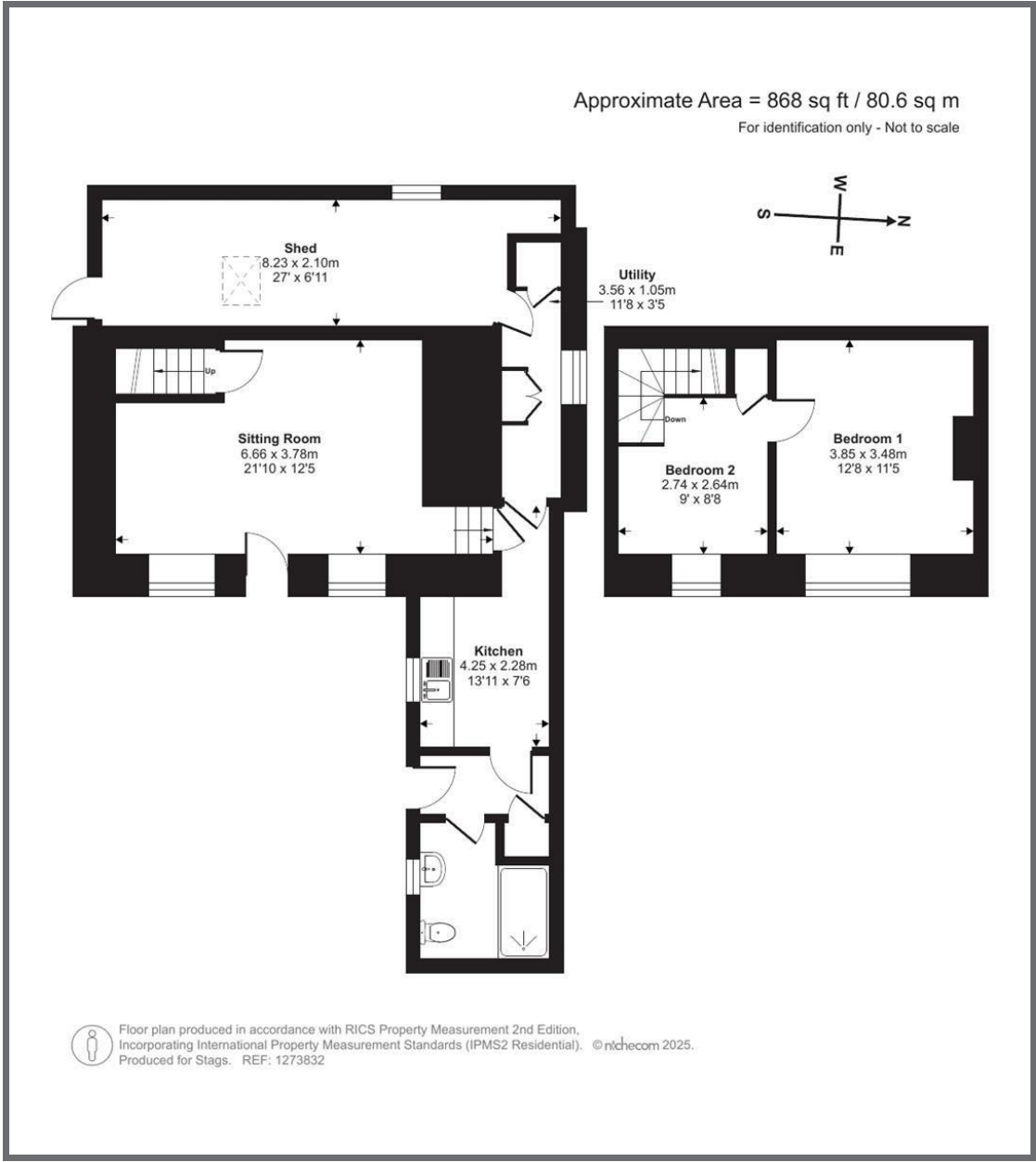


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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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