



1 Pencepool Cottages



# 1 Pencepool Cottages

, Cullompton, Devon, EX152JY

Honiton 8 miles, Exeter 13 miles, Cullompton 3.8 miles

Wonderfully presented character stone cottage in the heart of the village

- Character features
- 3 Bedrooms
- Kitchen/Dining room
- Enclosed rear garden
- Freehold
- Heart of village
- Double aspect sitting room
- Beautifully presented
- Timber shed
- Council tax band D

## Offers In Excess Of £265,000

### SITUATION

Conveniently located, the property is just a short stroll from the village centre, offering a range of amenities including a popular primary school, pub, church, and a community-run shop. Ideally situated for commuters, the village provides easy access to the M5 motorway and strong rail links, with the nearby towns of Cullompton and Honiton offering a comprehensive range of services.

### DESCRIPTION

This attractive cottage showcases fine period features, including a large fireplace with a wood burner, timber windows, exposed beams, and original elm floorboards in the bedrooms. Complementing its historic charm, the property benefits from a modern kitchen and bathroom as well as efficient electric heating, creating a cosy and functional home.

### OUTSIDE

To the rear, the cottage boasts a small, enclosed garden laid to lawn with a timber garden shed and patio coming off the kitchen. The property is located in a flood risk zone, to the vendors knowledge there has been no water in the home since 2005, when the stream was redirected.

### SERVICES

Mains electricity, water and drainage. Superfast broadband up to 80 Mbps download, mobile signal likely outside (Ofcom).

### DIRECTIONS

From the A373, Honiton to Cullompton road, turn south at Post Cross, following the signs to Plymtree. As you come into Normans Green at the crossroads, turn right and follow this road for just under half a mile. The property can be found on your left.





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.

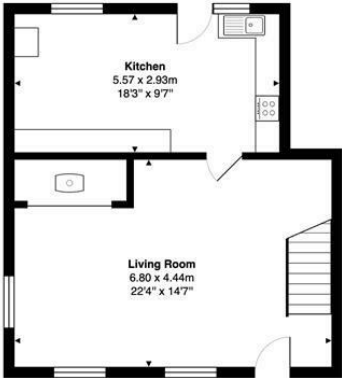


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		100
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(49-54) <b>E</b>	63	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

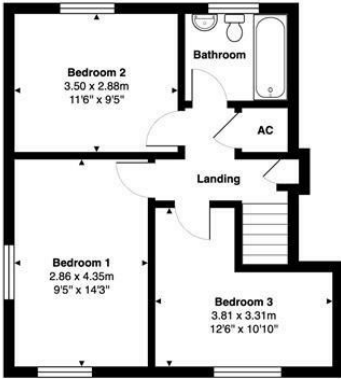
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1, Pencepool Cottages, Road From Normans Green House To Church, Plymtree, EX15 2J'



Ground Floor



First Floor

Total Area: 94.3 m<sup>2</sup> ... 1015 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



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