



## 5 Saddlers Cottages , Tiverton, EX16 7HT

Freehold  
**Price £229,995**  
Council Tax Band - B

Considered to be within the Uffculme School catchment area in the picturesque village of Westleigh, Tiverton, this charming cottage offers a delightful blend of comfort and character, surrounded by the stunning English countryside. Upon entering, you are greeted by a warm and inviting atmosphere, enhanced by a lovely entrance vestibule that leads into the spacious living and dining room. Here, a log burner set within a grand inglenook fireplace creates a homely focal point, perfect for cosy evenings.

The well-appointed galley style kitchen features a twin oven and induction hob with cooker hood, alongside ample worktop space and cupboards, making it a practical area for culinary enthusiasts. Additionally, the ground floor boasts a convenient WC and a separate utility room, complete with plumbing for a washing machine and direct access to the rear garden.

On the first floor, you will find three comfortable bedrooms, ideal for family living or accommodating guests. The family bathroom is thoughtfully designed, featuring a corner bath white suite. The first and second bedrooms enjoy a sunny aspect, overlooking the front of the property, while the third bedroom offers a tranquil view of the rear garden.

Stepping outside, the generous garden provides a lovely space to relax and enjoy the sunshine, with a large garden shed situated to the end of the lawn and pathway leads to the front. Although there is no designated parking with the property, un-allocated on-street parking is readily available.

Westleigh is conveniently located just two miles from Junction 27 of the M5 motorway, providing excellent transport links, including a nearby parkway mainline station with services to Paddington, London. Families will appreciate the proximity to a primary school in Burlescombe, as well as the highly regarded Uffculme School. With easy access to Exeter city airport and Exeter City Centre, this cottage is a perfect blend of rural charm and modern convenience.



### Entrance Vestibule

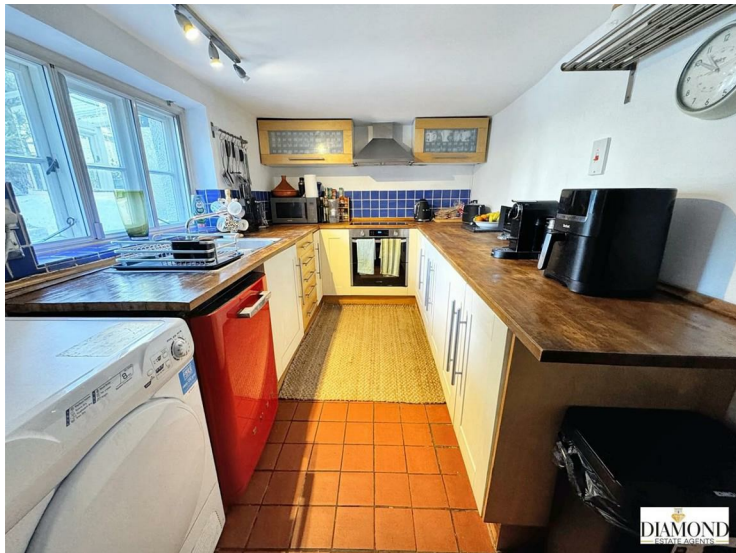
Offering a welcoming entrance space with quarry tiled flooring, uPVC double glazed window to side aspect and entrance door leading to.

### Lounge/Dining Room



An open plan reception room utilised as a lounge and dining room space, presented to a high standard with laminate wood flooring, benefiting a stunning Inglenook fireplace with cast-iron fireplace and lighting, t.v. and telephone points, radiator, storage cupboard under stairs with door leading to first floor landing space and storage cupboard under, windows with secondary glazing to front aspect, storage cabinet with consumer unit and door leading to.

### Kitchen



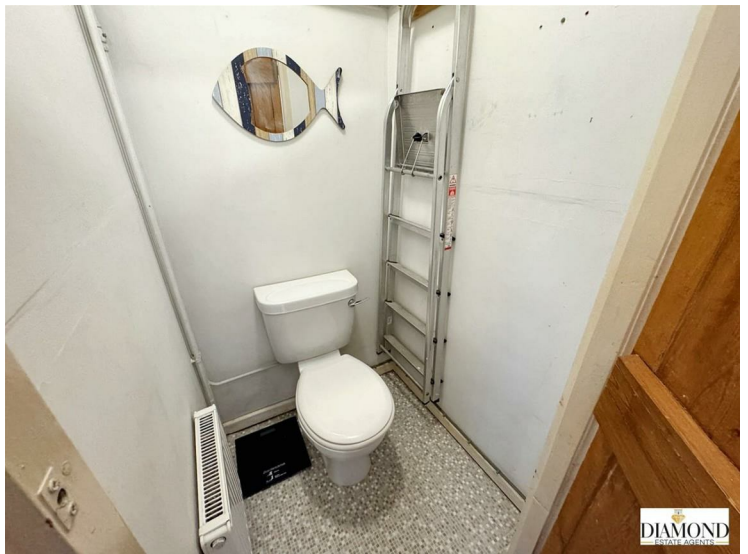
A galley style kitchen offering solid oak worktops with a wide range of cupboards and drawers under complimented with a stainless steel one and a half bowl sink unit with mixer tap over and tiled splashbacks, built in Samsung twin oven with four ring electric induction hob over and stainless steel chimney style cooker hood above, matching eye level cupboard with windows and secondary glazing to rear aspect, space and plumbing for dishwasher and space for fridge/freezer, quarry tiled flooring with open doorway through to. Radiator open through to

### Utility Room



Offering an oak wood solid worktop with range of cupboards under, plumbing for washing machine with space for further appliances, radiator, hot water cylinder servicing hot water. eye level cupboard, spotlight fixing with uPVC double glazed window to rear aspect and door leading out to garden benefitting from laminate wood flooring with door leading to.

### Cloakroom



A white suite comprising of a low-level w.c., radiator and vinyl flooring.

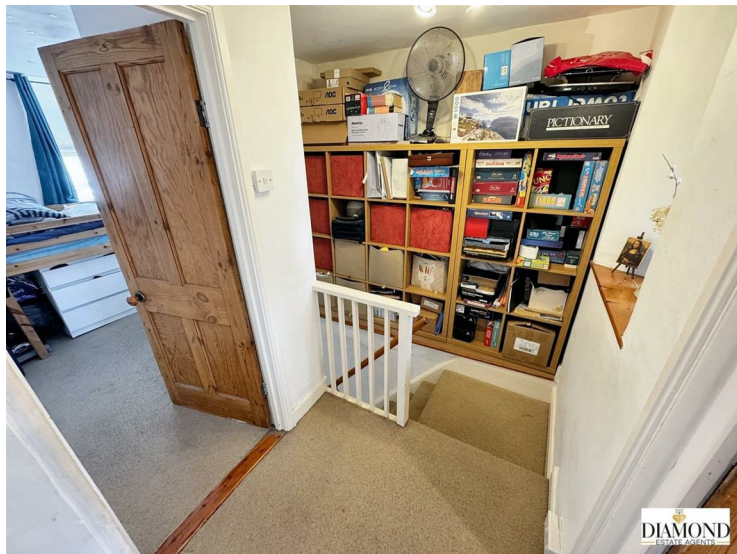


## Rear Garden



Immediately to the rear there is a hard standing area ideal for alfresco dining with wall and steps leading to the large rear garden with area of laid to lawn with timber fence boundary and hedge extending further with rear entrance leading to side with pathway leading to the front.

## First Floor Landing



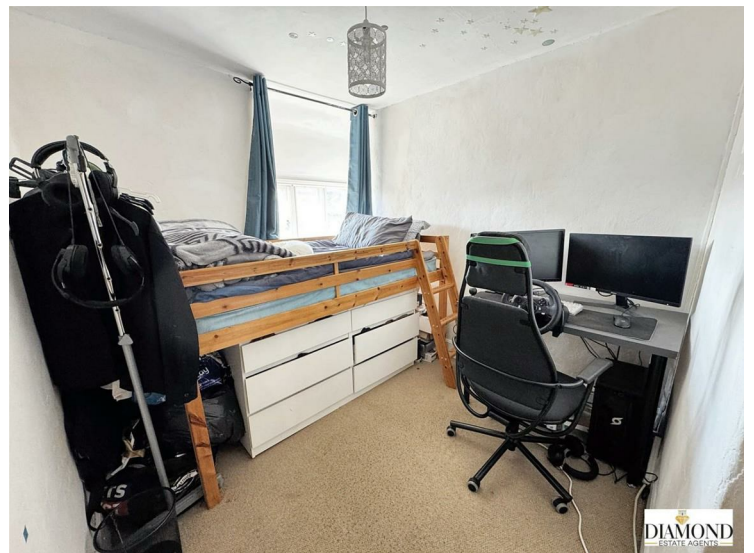
Offering a spindle balustrade stairwell leading to the first floor with first floor landing space ideal for storage, window to rear aspect overlooking the garden with doors leading to.

## Bedroom One



A large double bedroom offering built in wardrobe cupboards, inset spotlight and windows with secondary glazed windows leading to front aspect.

## Bedroom Two



A double bedroom forming part of the staggered flying freehold accommodation offering windows with secondary glazing to front aspect.



### Bedroom Three



Offering uPVC double glazed windows to rear aspect.

### Family Bathroom



A white luxury suite comprising of a panelled corner bath with a Mira electric shower over and shower curtain, pedestal wash hand basin, low-level w.c. with panelled walls and splashback, vinyl flooring with extractor fan and inset spotlighting with chrome heated towel radiator and vanity storage cabinet with window to rear aspect.

### Front Garden

To the front there is a shared entrance path with the immediate neighbour and walled boundary with area laid to lawn with neighbouring boundary hedge and path leading to the entrance door.

### Property Information

Due to the internal staggered boundary wall an Indemnity is used to protect any claim against the property for the flying freehold with the immediate neighbour. Mains electricity, water and drainage. Air source heat pump serving hot water and central heating.

### Agents Notes

**VIEWINGS** Strictly by appointment with the award winning estate agents, Diamond Estate Agents

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

**PLEASE NOTE** Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations, Diamond Estate Agents have to undertake automated ID verification, AML compliance and source of funds checks. As from 1st May, 2024 there will be a charge of £10 per person to make these checks.

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

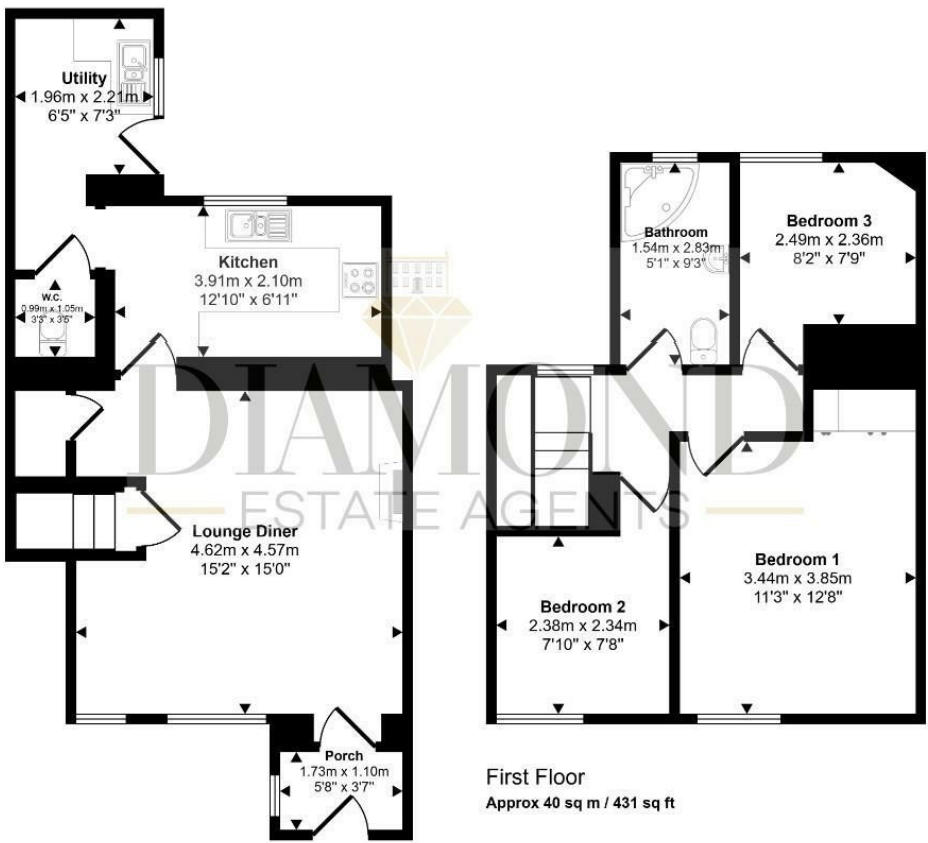
Stamp duty may be payable on your property purchase and we recommend that you speak to your legal representative to check what fee may be payable in line with current government guidelines.

We also refer buyers and sellers to The Levels Financial Services. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £200 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

Floor Plan

Approx Gross Internal Area  
85 sq m / 915 sq ft



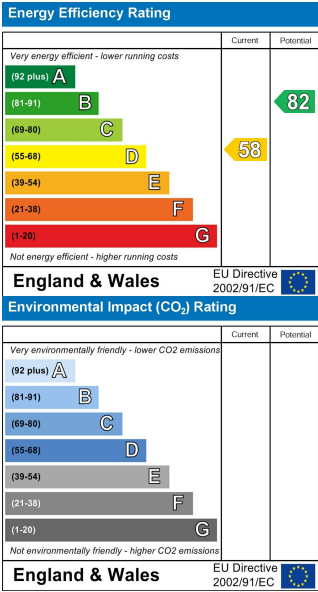
Ground Floor  
Approx 45 sq m / 484 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.