



Otters Den



Holcombe Rogus 2 miles | M5 (J27) 3.5 miles | Wellington 9 miles

A new, quality single storey 3 bedroom property located in a small development, set just outside the village with rural views.

- Three Bedrooms
- Master En Suite and Family Bathroom
- Sitting Room
- Kitchen/Dining Room
- Utility
- Front and Rear Garden
- Parking
- Freehold
- Council Tax TBC

Guide Price £495,000

SITUATION

Staple Cross/Hockworthy is a delightful hamlet benefiting from a public house, situated close to the Somerset/Devon Border. It lies within 2 miles of the popular village of Holcombe Rogus where a selection of village facilities can be found including primary school and garage. The property is equidistant between the towns of Tiverton and Wellington where an excellent selection of shopping, recreational and scholastic facilities can be found. The property is also within the catchment area for Uffculme School. The motorway is also readily accessible at J27 along with Tiverton Parkway Railway Station providing a regular intercity rail link to London Paddington.

DESCRIPTION

Located in this small development of three barn conversion style properties, this single storey property offers well proportioned rooms, with a light and contemporary feel. Outside there are gardens to front and rear and parking. The property has a pleasant aspect with rural views overlooking farmland. Internal inspection recommended.

ACCOMMODATION

Spacious entrance hall with doors to sitting room, study/bedroom 4 and the well proportioned kitchen/dining room with French doors leading out onto the garden. There is a separate utility room, large airing cupboard, further storage cupboard and separate WC. There are 3 double bedrooms, the master with an en-suite shower room and separate family bathroom.

OUTSIDE

There are front and rear gardens backing onto open farmland with rural views

VIEWINGS

Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

SERVICES

Mains electricity, water and drainage, air source heat pump.

DIRECTIONS

From Wellington head in a westerly direction along the A38. After approximately 3 miles passing the Beambridge Inn and at the top of Whiteball Hill turn right signposted Greenham and Holcombe Rogus. Continue along here for approximately half a mile turning left and then right to Holcombe Rogus. Continue through the village passing Holcombe Court and head towards Hockworthy. Follow this lane passing the Church on the right and after approximately half a mile, Staple Cross will be found. Continue through the hamlet towards Hockworthy and the property will be found on the left hand side.

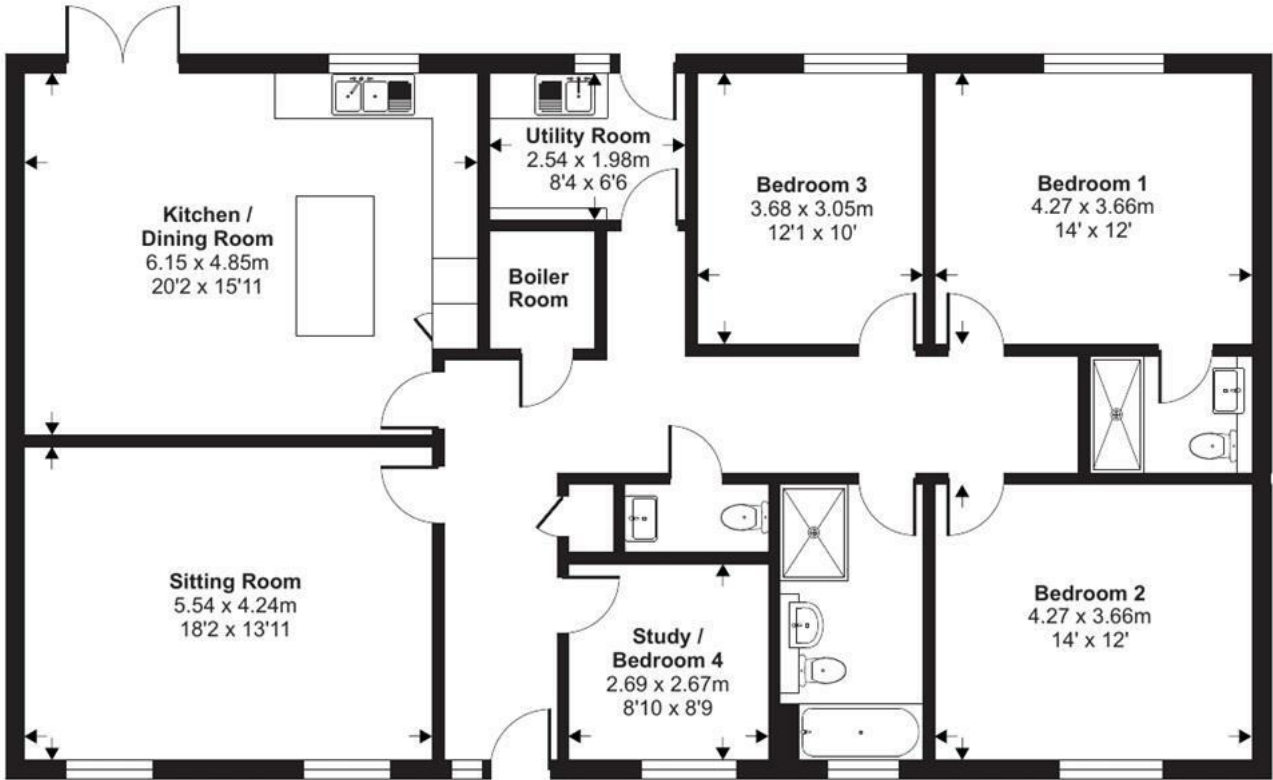
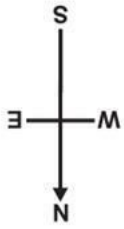
AGENTS NOTE

The internal photos are just an example of the fixtures and fittings and general size/layout of the property.



Approximate Area = 1643 sq ft / 152.6 sq m

For identification only - Not to scale



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1075778

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
(92-100) A	(81-91) B	(65-77) C	(46-55) D
(55-64) E	(35-44) F	(15-24) G	
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		2022/91/EC	

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