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Crossways





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

## A three bedroom detached property in need of modernisation.

- Three Bedrooms
- Bathroom
- Sitting Room
- Further Reception Room/Snug
- Kitchen
- Established Gardens
- Garage
- Freehold
- Council Tax Band - E
- EPC Band - F

Guide Price £375,000



### SITUATION

Staple Cross 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 public house, garage, primary school and within the Uffculme school catchment area. The property is equal distance between the towns of Tiverton and Wellington where an excellent selection of shopping, recreational and scholastic facilities can be found. The motorway is also readily accessible at J27 along with Tiverton Parkway Railway Station providing a regular intercity rail link to London Paddington.

### DESCRIPTION

A detached property now requiring updating through out. Comprising of a kitchen, sitting room, and further reception room/snug. To the first floor are three bedrooms and a family bathroom. To the rear is a garden and a garage to side. The property is being offered for sale with no onward chain.

### ACCOMMODATION

Glazed wood effect UPVC door leading to the kitchen with quarry tiled floor and exposed beams, a range of wall and base units with laminate worktops, tiled splashbacks, integrated electric cooker and hob, stainless steel single drainer sink, solid fuel aga and dual aspect. To the right is the spacious sitting room with dual aspect, exposed beams, understairs cupboard, inglenook fireplace with log burning stove. Inner hall with quarry tiled floor, stairs to first floor and door to rear garden. Door to the further reception room/snug with wooden flooring, exposed beams and a log burning stove with side aspect.

Stairs to first floor landing, with loft hatch and cupboard housing the hot water tank. Bedroom 1 is a double with an over stairs

cupboard and electric night storage heater with single aspect. Bedroom two is a double with triple aspect and loft hatch. Bedroom three is a single overlooking the rear garden. Family bathroom with rose suite comprising a wash hand basin, bath and w.c with a separate walk in electric shower.

### OUTSIDE

To the rear the garden is predominantly laid to lawn with mature shrub borders. A stone and block outbuilding adjoins the property with a w.c and concrete floor throughout. There are a range of timber framed outbuildings in poor repair and a single garage.

### SERVICES

Mains water, drainage and electricity. This property has the benefit of standard broadband(Ofcom), Mobile coverage limited inside with Three and likely outside with O2, Vodafone, EE and Three(Ofcom).

### VIEWINGS

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

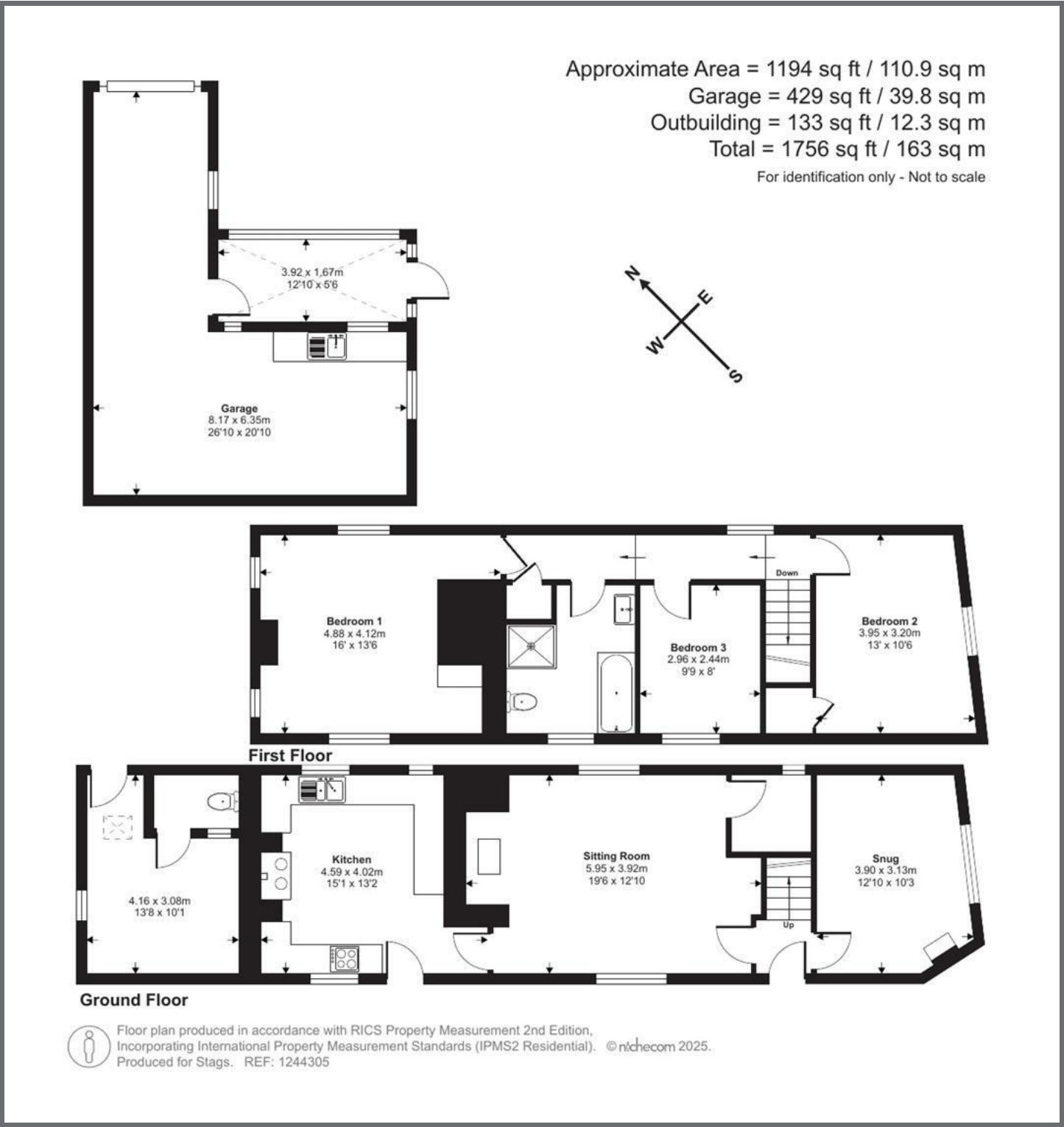
### DIRECTIONS

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 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 approx half a mile Staple Cross will be found and the property will be on the left hand side.









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		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E		
(41-48) F	30	
(35-40) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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