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Chapel Cottage





Wellington 6.6 miles | Tiverton 9 miles

A refurbished detached cottage full of character with rural views to rear.

- Two Bedroom Cottage
- Character Features
- Kitchen
- Dining/Garden Room
- Sitting Room
- Cloakroom
- Family Bathroom
- Carport & Garden
- Freehold
- Council Tax C

Guide Price £390,000

### SITUATION

Situated close to the villages of Burlescombe and Appledore, the property lies approximately 2 miles from Junction 27 of the M5 and Tiverton Parkway Railway Station, which offers a mainline service to London Paddington. The popular village of Uffculme is also nearby, providing a good range of everyday amenities and the highly regarded Uffculme School. Both Tiverton and Wellington are within a ten-minute drive, and the property is conveniently positioned for easy access to Exeter and Taunton.

### DESCRIPTION

A refurbished, characterful two-bedroom detached cottage featuring a kitchen, sitting room, separate dining room/garden room, cloakroom, two bedrooms, and a family bathroom. Outside are landscaped gardens backing onto farm land with rural views and double car port.

### ACCOMMODATION

The property is entered via a porch, with the front door opening into an entrance hallway where stairs rise to the first floor and a cloakroom/utility sits opposite, fitted with a low-level WC, sink, plumbing for washing machine and storage cupboard. The bright characterful sitting room features double-aspect arched windows to front and rear with part panelled walls and leads through to the kitchen, which has an external door to the front of the property and is fitted with matching wall and base units, wooden worktops, a sink unit, space for a fridge/freezer and range cooker, and an integrated dishwasher. The dining room/garden room is a particular feature

and includes a log burner, windows overlooking the rear of the property with rural views, exposed stone walls, vinyl tiled flooring with underfloor heating, vaulted ceilings, and a part-glazed door opening to the garden.

Upstairs, the landing benefits from Velux windows, with bedroom one being a generous double featuring two Velux windows and built-in wardrobes along one wall, and bedroom two offering a charming arched window. The family bathroom is well appointed with a bath, separate shower cubicle, WC, hand basin, and Velux window.

### OUTSIDE

A front gate opens into a courtyard that provides access to the front porch and a shed. The car port, which benefits from electric and lighting, has decking above ideal for seating entertaining taking advantage of the aspect. Steps lead down to a garden laid to lawn and gravel. An additional shed is positioned to the side of the property.

### SERVICES

Mains electric and water. Private drainage. Mobile coverage is good outdoor with O2, Three and Vodafone and good outdoor, variable in home with EE (Ofcom). This property has standard broadband availability (Ofcom).

### VIEWINGS

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

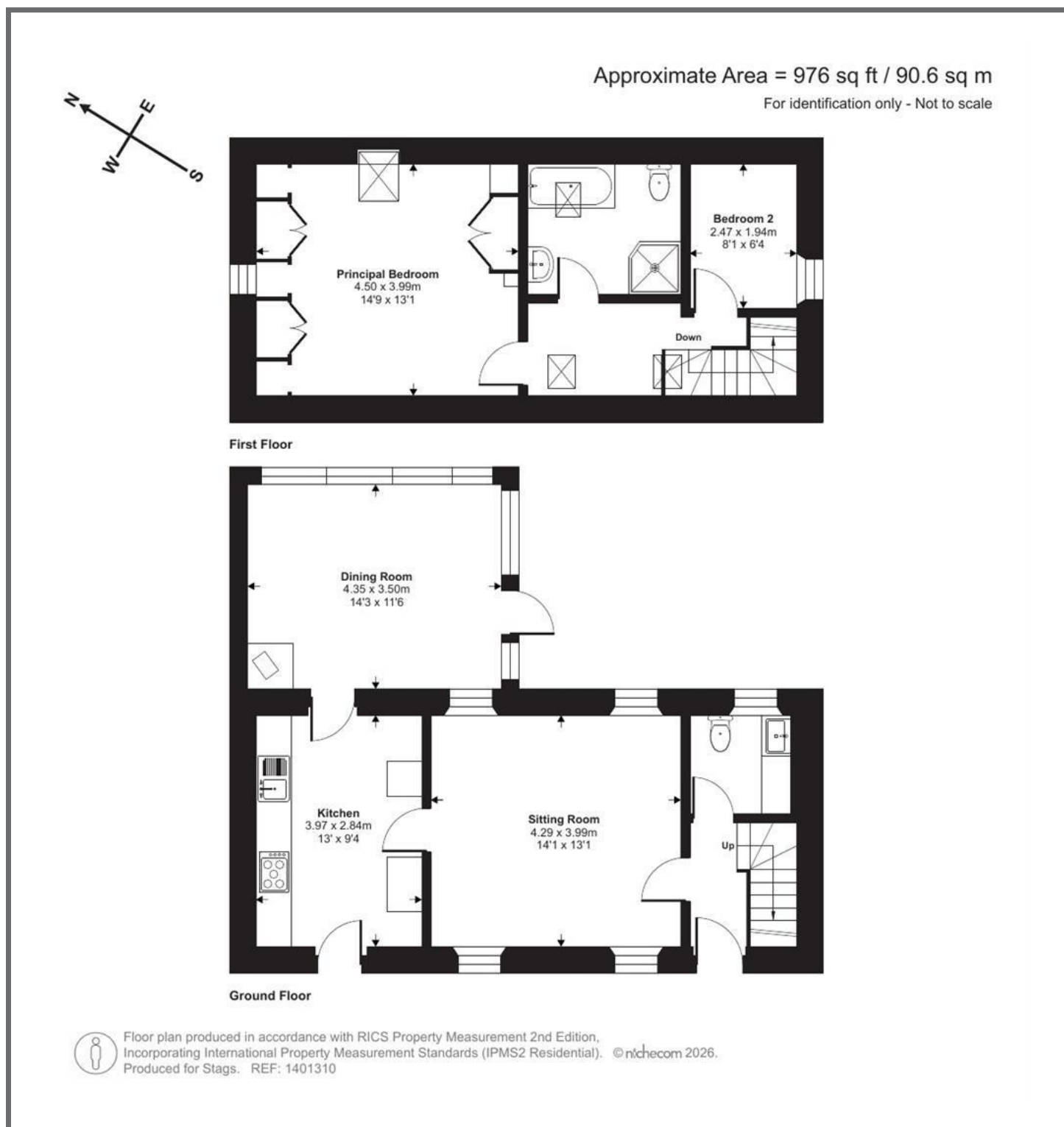
### DIRECTIONS

From Wellington head in a westerly direction along the A38 and continue for 5.1 miles. Then turn left and the property is located 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		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(48-54) <b>E</b>		
(35-47) <b>F</b>		
(2-34) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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