

# HUNTERS<sup>®</sup>

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## Days-Pottles Lane

Exminster, EX6 8AX

Asking Price £350,000



Council Tax: C



# 3 Reeds Cottages Days-Pottles Lane

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## Kitchen/ Diner

21'7" x 10'0" (6.58m x 3.06m )

Slate floor, two windows to front aspect, stairs to first floor, stairs to family bathroom, door to rear garden, wooden beams, wooden worksurfaces shaker unique style kitchen cupboards and counters, one and a half bowl sink and drainer, ranger cooker, period features throughout, two radiators.

## Lounge

14'7" x 9'3" (4.46m x 2.83m)

Window to front aspect, window to rear garden, slate floor, wooden beams, fire place with a working log burner, built in cupboards and storage housing the boiler.

## Family bathroom

11'0" x 4'0" (3.36m x 1.22m)

Corner bath, with shower over, two sky lights facing the rear aspect, slate floors, wooden features including a unique vanity unity, low level WC, hand basin.

## Partial landing

Doors to main bedroom and bedroom two, door concealing stairs to a further reception (loft room)

## Master bedroom

18'10" x 10'9" (5.75m x 3.30m)

Two windows one to the front aspect, one to the rear aspect featuring wooden shutters, wooden floors, two radiators.

## Second bedroom

14'7" x 9'3" (4.46m x 2.82m)

Window to front aspect, built in storage cupboard and wardrobe, radiator, wooden floor, period features.

## Attic room

14'8" x 9'9" (4.48m x 2.98m )

Velux window to the front and rear aspect, electric heater, built in cupboard/ wardrobe, wooden floors.

## Outside

To the rear of the property accessed not only from the kitchen/dining room but also via gate to the side of the property is a decked area and further patio area, the patio area is partially covered, this outside space gives you room to entertain and bring the outside in, there is also a door giving access to the work space/ studio.

## Work space/ Studio

As you enter this extremely versatile space your mind starts to create options, studio? workspace? (All with relevant planning and certificates) the building is timber framed and currently runs via a solar panel or connection to the main house.

## Room one

19'0" x 7'4" (widest point) (5.80m x 2.26m (widest point))

Low level units, window to front aspect and two Velux windows, plumbing and electricity

## Room two

3'8" x 5'5" (within room one) (1.14m x 1.67m (within room one))

Plumbing (soil pipe) Velux window.

## Room three/ Room four

13'10" x 7'6" / 10'11" x 9'6" (as two rooms) (4.24m x 2.29m / 3.33m x 2.90m (as two rooms))

Door giving access to the rear with a right of way situation, several sky lights (Velux windows) quirky



unique features, should this stay as one room or should there be a stud wall added to make two?

Presenting an immaculate 2-bedroom terraced property located in a sought-after village location for sale. This unique property is a perfect blend of period charm and modern comfort. It boasts an array of period features including wooden floors, beams, and a feature fireplace, coupled with modern conveniences.

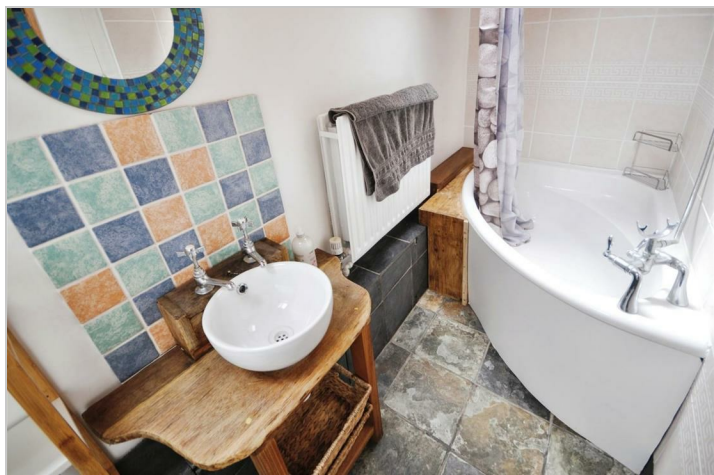
The property is comprised of a spacious reception room that benefits from large windows, allowing plenty of natural light to flood in, and a refurbished fireplace that adds a touch of elegance to the room. The kitchen is a chef's delight, featuring a kitchen island and wooden countertops. Recently refurbished, it also offers a cosy dining space and an abundance of natural light.

The accommodation further comprises two well-appointed bedrooms. The master bedroom is spacious and filled with natural light, with the added charm of window shutters. The second bedroom is a generous double with built-in wardrobes, providing ample storage space. Both bedrooms offer tranquillity and a perfect retreat after a long day.

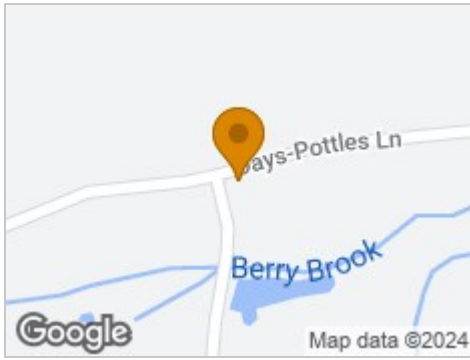
A large bathroom completes the property, designed to provide a luxurious bathing experience.

Located in a quiet and peaceful area, with walking routes nearby, this property is perfect for families and couples seeking a serene living environment. With an EPC rating of 'C' and set within council tax band 'D', this property offers huge potential.

In summary, this property is not just a house but a home full of character, comfort, and a unique living experience. Its slate floors, period features, and the charm of village life make it an opportunity not to be missed.



## Road Map



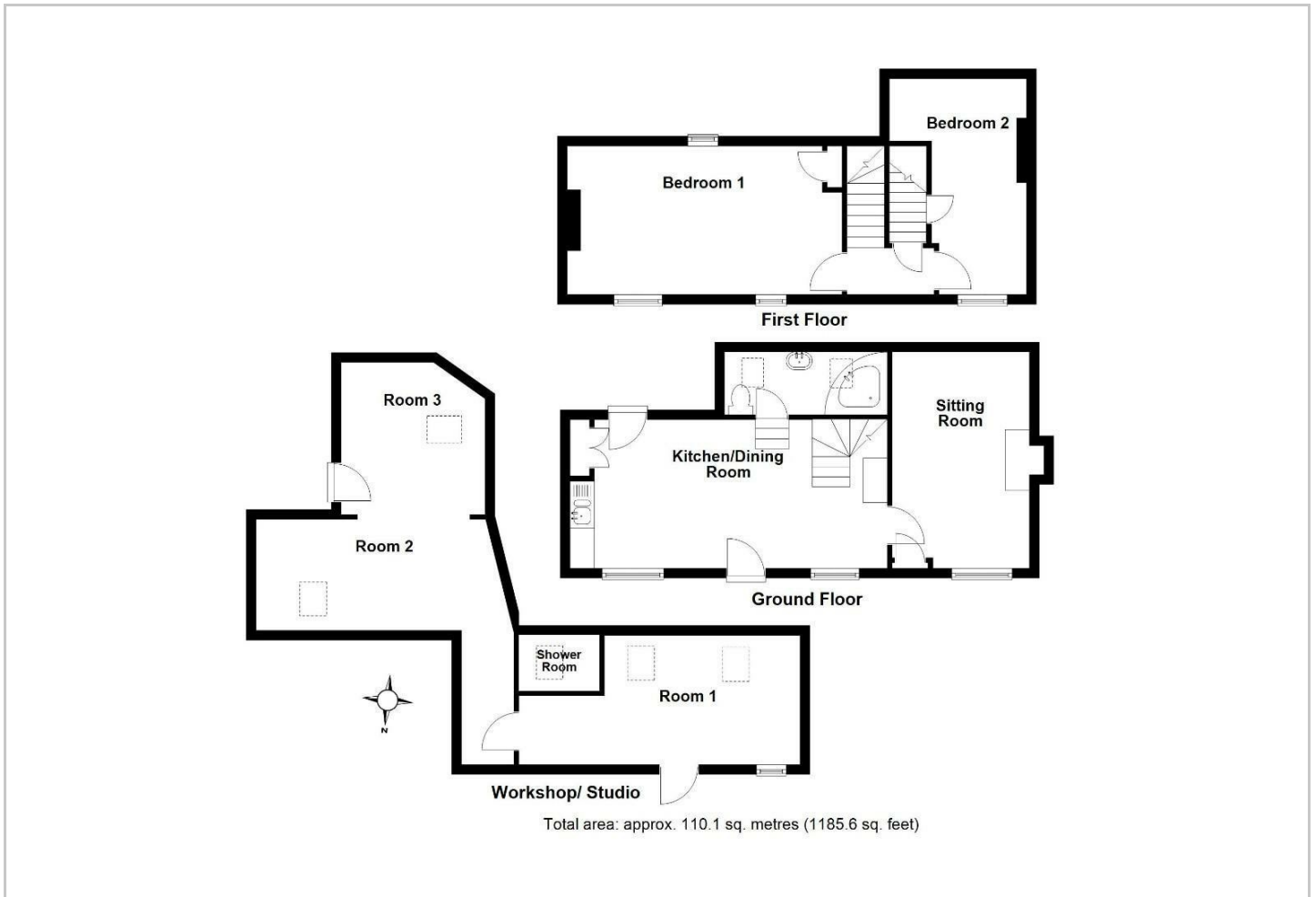
## Hybrid Map



## Terrain Map



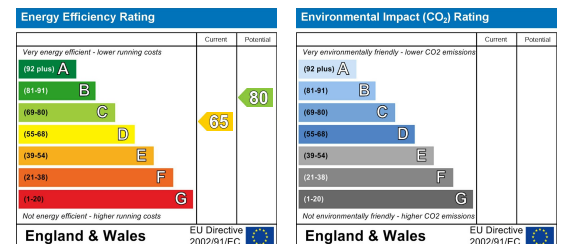
## Floor Plan



## Viewing

Please contact our Hunters Exeter Lettings Office on 01392 340130 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.