



Situated on the outskirts of the village of Exminster, this delightful terraced cottage offers a blend of quaint village life and serene countryside living - surrounded by lush landscapes this semi-rural gem is full of quirky characterfulness and charm. Inside, you will find a large kitchen/dining room, spacious living room and ground floor bathroom, and on the first floor two spacious double bedrooms. Stairs lead up again to a 2nd floor loft room which would make an ideal play area or office. The cottage boasts an enclosed low maintenance garden, ideal for relaxing or entertaining leading to some additional outbuildings providing versatile space for business, pleasure or additional living. Offered with no chain.

Days Pottles Lane
Exminster £325,000

West of 

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Character village mid terrace cottage | Two double bedrooms | Large kitchen/dining room | Attractive living room with wood burning stove | Downstairs bathroom | Useful loft room | Enclosed low maintenance rear garden | Large outbuildings offering a multi-tude of uses | Beautiful semi-rural location | Chain Free

PROPERTY DETAILS:

APPROACH

Part glazed Upvc front door to kitchen/dining room.

KITCHEN/DINING ROOM

21' 10" x 10' 6" (6.65m x 3.2m) (max) Attractive room with two Upvc double glazed windows to front aspect. Bespoke solid wood kitchen featuring; base and larder units, plus freestanding base units. Solid wood worktop with inset ceramic sink. Freestanding Rangemaster electric cooker with 5 ring gas hob. Tiled floor. Space and plumbing for washing machine. Exposed ceiling timbers. Recess shelving. Fitted alcove shelving. Stairs to first floor. Upvc stable style door to garden. Steps and door leading to the bathroom. Door to living room.

LIVING ROOM

14' 5" x 9' 2" (4.39m x 2.79m) (max) Spacious room with Upvc double glazed window to front aspect with deep sill and small high level window to side aspect. Tiled floor. Feature fireplace with granite mantle and fitted wood burning stove. Exposed ceiling timbers. Door to cupboard housing wall mounted gas combi boiler.

BATHROOM

11' 0" x 4' 0" (3.35m x 1.22m) Steps lead down from the kitchen/dining room to the bathroom. Two velux ceiling windows. White suite comprising; low level w.c., bespoke hand wash basin set on solid wood plinth, and corner bath with tiled surround, mixer tap with shower head attachment. Radiator. Tiled floor.

FIRST FLOOR

STAIRS/LANDING

Stairs from kitchen/dining room to small first floor landing with doors to bedrooms and attic room. Radiator. Stripped wood floor.

BEDROOM 1

18' 9" x 10' 3" (5.72m x 3.12m) (max) Large double aspect bedroom with two Upvc double glazed windows to front aspect and further window to the rear all with fitted shutters and views over the surrounding countryside. Lovely internal stained glass window. Wall lighting. Two radiators. Hatch to loft space. Door to storage cupboard complete with shelving. Exposed ceiling timbers. Fitted alcove shelving.

BEDROOM 2

14' 6" x 9' 2" (4.42m x 2.79m) (max to back of wardrobe) Further good sized bedroom with Upvc double glazed window to front aspect with deep sill. Radiator. Fitted shelving. Stripped wood floor. Double doors to built-in wardrobe. Door to understair storage cupboard.

ATTIC ROOM

14' 8" x 9' 9" (4.47m x 2.97m) (max with some height restrictions) Stairs from first floor landing to a useful attic room with large Velux ceiling window. Stripped wood floor. Wall mounted night storage heater. Alcove with fitted hanging rail.

OUTSIDE

REAR GARDEN

Good sized low maintenance rear garden laid to timber decking and paved area edged with some partial covering. Gate to covered passageway leading to front access. Sliding door to outbuildings offering a multitude of uses including workshop/work space/storage.

OUTBUILDING 1

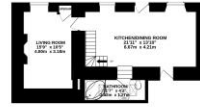
19' 2" x 8' 1" (5.84m x 2.46m) (max) Large room with light and power. Two Velux ceiling windows. Fitted worktop with two base units and two wall units. Door to large cupboard with ceiling window. Door leading to outbuilding 2.

OUTBUILDING 2

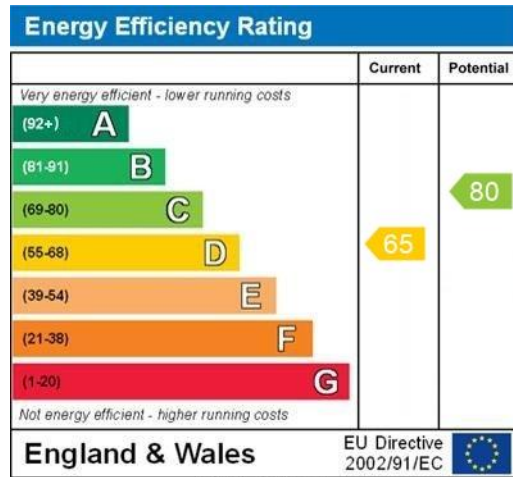
19' 7" x 16' 1" (5.97m x 4.9m) (narrowing to 9'5" (2.77m)) Inner lobby area with coat hanging space and tiled floor with doorway leading into a large L-shape room with three Velux ceiling windows. Light and power. Matching tiled floor. Stable style door to rear with right of way access for maintenance/fire etc.

AGENTS NOTES

The property is Freehold
Council Tax Band: C - Teignbridge District Council



Measurements are approximate. Not to scale. Illustrative purposes only. Made with iMatterplan ©2021



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