



5 Moles Cottage is a charming Grade II listed mid-terrace thatched cottage in need of renovation - located in the heart of Exminster village, with all local amenities on your doorstep. Believed to date back to the early 17th century, the property retains many original features, including exposed beams and a large inglenook fireplace. The accommodation offers a spacious living room, kitchen/dining area, utility, and ground-floor bathroom, with two generous bedrooms on the first floor. Located close to the property is a large garden, perfect for relaxing or entertaining. A wonderful opportunity for those who appreciate period charm and rustic character, with scope for sympathetic restoration to create a truly special home. Chain Free.

**Moles Cottages**  
Exminster      £200,000

**West of** 

# Moles Cottages, Exminster £200,000

Charming Grade II listed mid-terrace thatched cottage | Located in the centre of Exminster village | Grade II Listed and believed to date back to the early 17th century | Retaining many original period features | Spacious living room with large inglenook fireplace | Kitchen/dining room, utility area, and ground-floor bathroom | Two generous bedrooms on the first floor | Detached large garden ideal for relaxing or entertaining | Full of character and rustic charm throughout | Excellent potential for sympathetic restoration or enhancement

## PROPERTY DETAILS:

### APPROACH

Part glazed front door opening onto the living room.

### LIVING ROOM

19' 0" x 17' 9" (5.79m x 5.41m) (max) A wonderful characterful room with a window to the front access and features an abundance of original features including exposed beams and timbers, plus a large inglenook fireplace. Doors leading to the staircase and kitchen/dining room. Plus an under stair storage cupboard.

### KITCHENDINING ROOM

10' 11" x 9' 5" (3.07m x 2.87m) Good sized kitchen space with two windows to the rear and outlook over the gardens. Range of fitted base units in wood effect finish with roll-edge worktops and inset stainless steel sink. Space for slot-in electric cooker. Space for under worktop appliance. Range of fitted shelving. Floorstanding electric night storage heater. Door leading to a utility room.

### UTILITY ROOM

9' 2" x 4' 4" (2.79m x 1.32m) Useful utility with window and door to rear access. Built-in storage cupboard and worktop with space and plumbing under for washing machine. Fitted shelving. Door to bathroom.

### BATHROOM

9' 2" x 5' 6" (2.79m x 1.68m) Ground floor bathroom with white suite comprising: low level w.c., pedestal hand wash basin and bath with tiled surround, and mixer tap with shower head attachment. High level window to side with obscure glass. Electric towel rail. Built-in cupboard complete with shelving and housing the hot water tank. Wall mounted electric fan heater. Extractor fan.

### FIRST FLOOR

#### STAIRS/LANDING

Stairs lead up from the living room to the second bedroom.

#### BEDROOM 2

19' 0" x 12' 1" (5.79m x 3.68m) (max) Spacious double bedroom with window to front aspect with deep sill. Wonderful high vaulted ceiling with exposed beams and timbers. Feature fireplace with stone hearth and open grate. Freestanding electric night storage heater. Door to bedroom 1

#### BEDROOM 1

17' 5" x 14' 4" (5.31m x 4.37m) (max) Wonderful characterful room with high vaulted ceiling with exposed timbers and window to front aspect. Further exposed wall timbers and fitted shelving.

### OUTSIDE

#### REAR

A small pathway leads across the rear of the property with a gate offering right of way access to the side alley.

#### DETACHED GARDEN

Some of Moles Cottages have detached gardens which can be accessed via a walkway through the terrace and up to the garden areas. No 5 benefits from a large garden space which at present is overgrown but is a lovely space and would make a wonderful garden.

### AGENTS NOTES

To the best of the Vendors knowledge they have advised the following:

Tenure: Freehold.

Council Tax Band: C

Council: Teignbridge District Council

Parking: On street parking

Garden: Detached garden near property

Electricity: Mains

Gas: No mains gas to the property

Heating: Electric heating

Water Supply: Mains

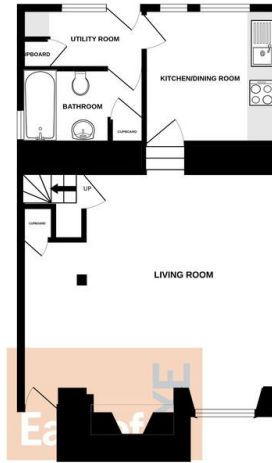
Sewerage: Mains

Broadband: Standard - Highest available download speed is 4Mbps and Highest available upload speed is 0.5

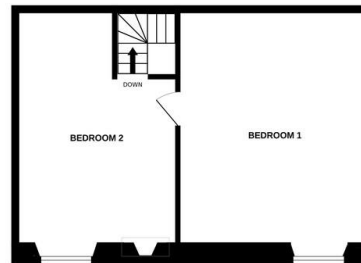
Mbps. Faster speeds available at a cost.

Mobile Signal: Various networks currently showing as available at the property

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



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