

## Little Hill Cottage, Clyst Honiton, Exeter, EX5 2HS



This character cottage set in a private location on the outskirts of the city with good access to the M5 and the city centre is offered to the market with no onward chain. Inside the property you have two large reception rooms as well as a large kitchen/dining room, study and shower room, four first floor bedrooms, family bathroom, second kitchen. Externally the property benefits from a enclosed rear garden with seating areas, mature trees and lawn. Off road parking for two vehicles to the side of the property. Viewing is highly recommended to appreciate what is on offer.

**Offers in the Region of £565,000**

**Freehold**

**DCX01998**

# Little Hill Cottage, Clyst Honiton, Exeter, EX5 2HS

The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

## THE ACCOMMODATION COMPRISES:



### Entrance Hall

Accessed via part glazed wooden door. Rear aspect uPVC double glazed window. Doors to Study, Shower room, Kitchen Dining Room. Under stairs storage cupboard. Turning staircase to First Floor Landing. Radiator

### Study 8' 11" x 8' 4" (2.724m x 2.544m)

Side aspect uPVC double glazed window. Telephone point. Radiator.



### Shower Room

Side aspect frosted uPVC double glazed window. Three piece white suite comprising of fully enclosed shower cubicle, low level WC and wash hand basin. Fully tiled walls. Extractor fan. Heated towel rail.

### Kitchen Dining Room 16' 5" x 11' 4" (5.001m x 3.465m)

Front and rear aspect uPVC double glazed windows. Fitted range of eye and base level units with stainless steel sink with mixer tap and single drainer. Roll edge worksurfaces. part tiled walls. Integrated double oven and hob with extractor fan above. Breakfast bar. Further appliance space. Door through to Utility Room and Sitting Room



### Utility room 4' 11" x 4' 5" (1.493m x 1.353m)

Front aspect uPVC double glazed window. Shelving and appliance space.

### Sitting Room 13' 1" x 11' 11" (3.987m x 3.643m)

Rear aspect uPVC double glazed window. Built in storage cupboards. Beamed ceiling. Wood laminate flooring. uPVC double glazed door leading to the rear of the property. Radiator. Door through to the Lounge.





**Bedroom Three 10' 8" x 10' 0" (3.260m x 3.044m)**

Rear aspect uPVC double glazed windows. Storage cupboards. Radiator.



**Bedroom Four 10' 0" x 8' 11" (3.057m x 2.721m)**

Side aspect uPVC double glazed window with view over open fields. Built in wardrobes. Telephone point. Radiator

**Kitchen 8' 11" x 6' 2" (2.713m x 1.885m)**

Side aspect uPVC double glazed window. Fitted range of eye and base level units with stainless steel sink and single drainer. Roll edge worksurfaces. Part tiled walls. Plumbing for washing machine. Radiator.

**Rear Garden**

Private enclosed rear garden. Panel fencing. Large paved seating area. Mature trees. Lawn area. Side access. Off road parking for two vehicles.



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