



Green Cottage , Brampford Speke, Exeter, Devon EX5
5DW

A beautifully presented bespoke property in the sought
after village of Brampford Speke close to Exeter City.

Exeter St Davids 4.3 Miles / Tiverton 11.2 Miles

• Available ASAP • Family Living Room • Kitchen/Dining Room • Four Double
Bedrooms • Two Bathrooms, O.F.C.H. • Attractive Garden • Deposit:
£2884 • EPC Band C • Pets Considered • Tenant Fees Apply

£2,250 Per Calendar Month

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DESCRIPTION

Green Cottage is a character cottage which has been modernised and extended to an excellent standard to provide spacious and comfortable accommodation. The property has an entrance hall and contemporary kitchen/dining room with integrated appliances, both with underfloor heating, a cloakroom, family living room/home office, sitting room with woodburning stove, a very impressive main bedroom with en suite shower room, three further double bedrooms and a family bathroom. There is a good sized rear garden with a summerhouse/log store. On street parking. O.F.C.H. Pets/children considered. Available May. Awaiting EPC. Tenant Fees Apply.

ACCOMMODATION

Oak beamed entrance porch with oak front door opening into:

ENTRANCE HALL

Slate tiled floor with underfloor heating, spotlights, doors to:

CLOAKROOM

White suite comprising low level WC and period style wash basin with ceramic tiled splashback. Oak framed opaque double glazed window to the front aspect. Extractor fan, built-in bench and oak coat hooks, slate tiled floor, radiator, shelves.

FAMILY LIVING ROOM / HOME OFFICE

A lovely room with two solid oak framed double glazed elevations with French doors opening onto the rear patio. Exposed beams, radiator, neutral carpet and spot lights. Opening to:

KITCHEN/DINING ROOM

A very impressive open plan space with French doors opening onto the rear garden. The high specification kitchen area is fitted with a range of cream gloss units and granite work surfaces with inset modern grey double bowl sink with mixer tap. Neff five burner induction hob with glass splashback, Neff oven & grill and further Neff combination oven/microwave, warming drawer, integrated dishwasher, large fridge and freezer. Central island with granite work surface, further cupboards and drawers and breakfast bar. Slate tiled

floor with underfloor heating throughout, spotlights, double cupboard with frosted glass doors, opening to the entrance hall, stairs to first floor and door to:

SITTING ROOM

A cosy double aspect room with double glazed window with wide sill to the front of the property and further window to the side. Fireplace with woodburning stove, slate hearth and exposed beam above. Exposed floorboards, radiator and wall lights.

STAIRS AND LANDING

From the kitchen/dining room, an oak and steel staircase leads to the first floor landing which has neutral carpet, exposed beams, radiator, spotlights, smoke alarm and doors to:

BEDROOM 1

A wonderful room with solid oak beams and a vaulted ceiling, double glazed aspect to the rear overlooking the garden, further double glazed windows and door to the side opening onto a balcony with views of the neighbouring countryside. Two built-in wardrobes with hanging rails and shelves, radiator, spotlights, neutral carpet and opaque glazed door to:

EN SUITE SHOWER ROOM

Fitted with a modern white suite comprising of a low level WC, rectangular wash basin, large shower cubicle with mains operated shower and glass screen. Slate tiled floor and walls and further pebble tiled wall, mirrored medicine cabinet, extractor fan, opaque double glazed window to the front, and ladder style radiator.

BEDROOM 2

A good sized double room with double glazed window to the rear aspect, neutral carpet, spotlights, radiator and free standing wardrobe (can be removed if not required).

BEDROOM 3

A double room with window to the side, feature period cast iron fireplace with slate hearth, free standing wardrobe (can be removed if not required), radiator and spotlights.



BEDROOM 4

Another double room with window to the front, spotlights, exposed beams, neutral carpet and a radiator.

BATHROOM

A good sized bathroom with modern white freestanding bath with mixer tap and shower attachment, low level WC, wash basin and curved corner shower cubicle with mains operated shower. Glass tiled splashbacks, ladder style radiator, exposed floorboards, mirrored medicine cabinet, utility cupboard with space and plumbing for washing machine and tumble dryer. Double glazed window to rear.

OUTSIDE

At the front of the cottage there is a small garden with pathway leading to the front door and side access to the rear garden. The oil fired central heating boiler and tank are situated at the other side of the property. At the rear, adjacent, there is a paved patio area with attractive raised beds and steps leading up to the main garden which has a good sized lawn area surrounded by hedges and fencing. There is a good sized summer house with electricity supply and log store. On street parking is available close to the property.

DIRECTIONS

From Exeter take the A377 Creden road over Cowley bridge and turn right signed Brampford Speke and Upton Pyne. Follow this road, turning right at Brampford Cross and proceed into the village. Continue through the village and after passing The Lazy Toad pub on the left, the property will be found on the right, just before the Primary School.

SERVICES

Mains electricity, water and drainage. Oil fired central heating. Council tax band C (ref: 2103907001)

SITUATION

Green Cottage is situated in the sought after Exe Valley village of Brampford Speke. The village enjoys a strong community with a well regarded pub, a fine church, village primary school and other community facilities including a

playgroup and village hall. The neighbouring village of Thorverton is about 3 miles from the property with further facilities including a village shop. It is conveniently located for the city of Exeter, 5 miles to the south, which has a wide range of amenities and facilities including excellent dining, shopping, theatre, sporting and recreational pursuits. Exeter has two railway stations on the London Paddington and Waterloo lines. Exeter International Airport lies about 4 miles to the east of the city and there are good road communications to the M5 from Exeter.

LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available May. RENT: £2250 pcm exclusive of all charges. Children/pets considered. Where pets are considered an extra £25 per calendar month. DEPOSIT: £2595, returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required, viewings strictly through the agents.

HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA PropertyMark, RICS and Tenancy Deposit Scheme.





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Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
392 plus)	A		
(81-391)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(27-38)	F		
(1-26)	G		
Not energy efficient - higher running costs			
		63	72
England & Wales		EU Directive 2002/91/EC	

These particulars are a guide only and should not be relied upon for any purpose.

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