

5 Courtenay Cottages

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Washfield, Tiverton, EX16 9RE

Tiverton 3 miles | Tiverton Parkway 11 miles | Exeter Airport 26 miles.

An attractive, detached, period house situated just 3 miles from Tiverton in a charming and convenient country location, with gardens, parking and country views.

- Detached Period House
- Two Reception Rooms
- Large Gardens
- No onward Chain
- Council Tax Band D
- Four Bedrooms
- Kitchen & Utility
- Off-Road Parking & Garage
- Tiverton 3 Miles
- Freehold

Guide Price £400,000

DESCRIPTION
A spacious and well-situated detached period house with later additions. Offered for sale with no onward chain the property offers four bedrooms and family bathroom upstairs, while downstairs has sitting room with open fire, dining room, fitted kitchen/ breakfast room, separate utility and cloakroom with WC

Outside the property has a detached garage providing extra workshop/storage space as well as space for four vehicles off road. The garden lies to the front of the property and extends to provide a large lawn with surrounding hedging and shrub beds.

The property is situation just outside of Washfield just 3 miles from Tiverton and the Bolham roundabout junction with the north Devon Link road. The M5 Junction 27 & Tiverton Parkway station are 11 miles, whilst Exeter is 16 miles to the south

SERVICES
Mains electricity and water. Shared Private drainage managed by Mid Devon District Council. Oil fired central heating.
Ofcom predicted broadband services – Standard broadband available.
Ofcom predicted mobile coverage: External (Variable) - EE, O2 & Vodafone.
Local Authority: Mid Devon District Council.

DIRECTIONS
Leave Tiverton proceeding north west on Rackenford Road, continuing straight over the mini-roundabout. Take the first right on to Packer Road, turning immediately left onto Washfield Lane. After approximately 1.5miles, upon entering the village, continue keeping the Washfield Memorial Hall on your left and the village church on your right. Proceed out of the village for a further 700 yards and as the road bears to the right, continue past the shared driveway, after which the parking area for 5 Courtenay Cottages will appear on the left, just after the bend.















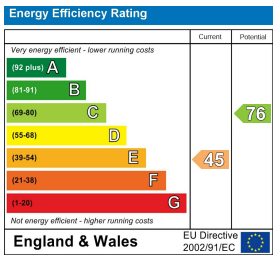




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.







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