



Maggies Cottage



South Molton 10 Miles Tiverton 10 miles

A delightful, attached period cottage in a popular village

- Delightful attached cottage
- Popular village setting with good amenities
- Living Room
- Kitchen/Dining Room
- 2 Double Bedrooms
- Bathroom
- Enclosed front garden and use of courtyard to rear
- No onward chain
- Council Tax Band B
- Freehold

Guide Price £160,000

Situation

Maggies Cottage is set in the heart of the mid-Devon village of Witheridge, a picturesque village set amidst some of the county's most beautiful and unspoilt countryside. The village offers a good range of amenities including public house, two shops/general stores, post office, health centre, veterinary practice and primary school. The village is well-connected and equidistant between the towns of South Molton and Tiverton with both towns offering a further range of amenities including schooling to secondary level. Beyond Tiverton on the A361 is Junction 27 of the M5 where there is also a station on the Paddington Line at Tiverton Parkway.

Description

Of rendered stone elevations under a tiled roof, Maggies Cottage is a delightful attached cottage in the heart of the village. The cottage has much character and appeal with some fine features including a large stone fireplace and exposed beams.

Accommodation

An open PORCH and front door leads in to the LIVING ROOM with parquet flooring, exposed beams, large stone fireplace with slate hearth and wood burning stove, understairs cupboard and glazed double doors to the rear. The KITCHEN/DINING ROOM is fitted with a range of units incorporating a stainless steel sink, plumbing for washing machine, fitted electric oven and hob with hood over, matching wall units and exposed ceiling timbers.

From the living room, turning stairs lead up to a GALLERIED LANDING which

leads to TWO DOUBLE BEDROOMS (one with a vanity wash basin) and a BATHROOM with an airing cupboard and fitted with a panelled bath with shower over, WC and pedestal wash basin.

Outside

To the front is a small, south-facing garden enclosed by a low wall and railings with a gate and path leading to the front door.

To the rear is an adjacent courtyard area, which has historically been used by the cottage, subject to established rights and restrictions. This area does not form part of the registered title.

Services and further information

Mains water, electricity and drainage. Broadband - Standard and superfast available (Ofcom). Mobile - Variable coverage from all major providers (Ofcom).

Viewing

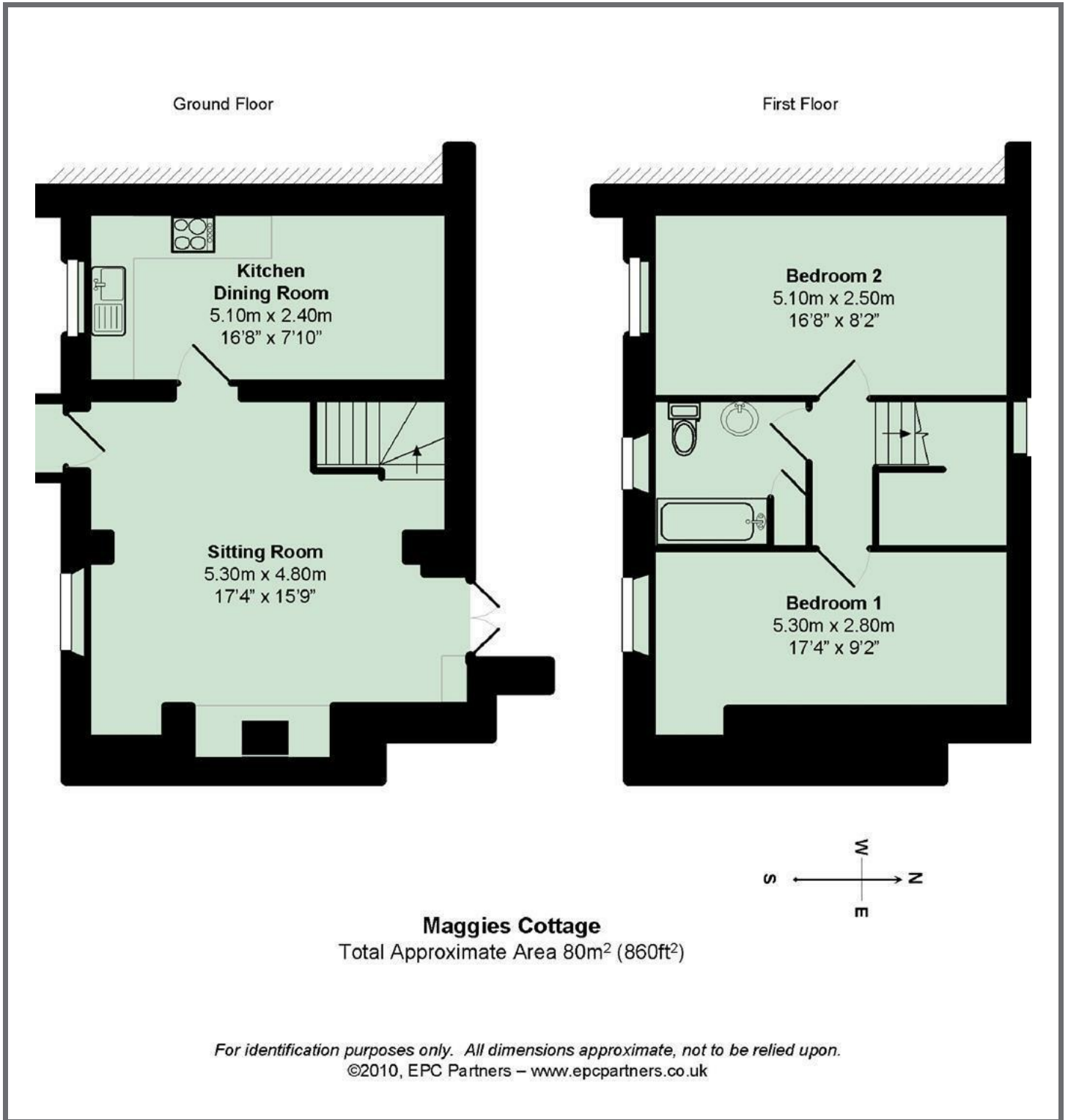
Strictly by confirmed prior appointment through the sole selling agents, Stags on 01769 572263.

Directions

If approaching Witheridge from South Molton, proceed into the village and pass the Square on your right. Continue for a short distance and take the next, sharp right turn into West Street. Maggies Cottage (8 West Street) will be soon found on the right.

What3words Ref: dozens.troll.renamed





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.



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B		88
(69-88) C	(51-68) D		
(50-68) E	(35-50) F	41	
(1-49) G			
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		2002/91/EC	

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