Connells

Castle Cottages
Cadbury Exeter

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Cadbury Exeter EX5 5PZ

for sale
**£250,000**

## Property Description

***Situated in the quiet and highly desirable hamlet of Cadbury, this delightful two-bedroom terraced cottage offers the perfect countryside retreat whilst remaining conveniently located for access to Exeter, Tiverton and Crediton.***

***The property provides a welcoming and well-balanced layout, with the ground floor comprising a spacious open-plan living and dining area that creates a warm and sociable environment, ideal for both everyday living and entertaining. A separate kitchen provides ample storage and workspace whilst maintaining a practical division between the living accommodation. To the first floor are two well-proportioned bedrooms and a family bathroom. The principal bedroom is a particular highlight, benefiting from French doors opening onto an elevated balcony terrace. From here, residents can enjoy pleasant views across the surrounding countryside and the property's generous rear garden, creating a wonderful space to relax and unwind. Externally, the cottage enjoys a spacious garden incorporating areas of lawn and patio, offering plenty of room for outdoor dining, entertaining and enjoying the tranquil rural setting. The peaceful surroundings and attractive outlook make this an ideal home for those seeking country living without sacrificing access to nearby towns and amenities.***

***A rare opportunity to acquire a charming cottage in a sought-after rural location, early viewing is highly recommended.***

## Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.

## Living Room/ Diner

Open plan living/ dining space with double glazed window and French doors to rear, three electric radiators.

## Kitchen

Double glazed front aspect window, wall and base units, work surfaces, oven and hob with extractor over, sink unit, space for fridge freezer and washing machine.

## Bedroom 1

Double glazed front aspect window, electric radiator, French doors opening onto a balcony/terrace overlooking the rear garden, with beautiful countryside views.

## Bedroom 2

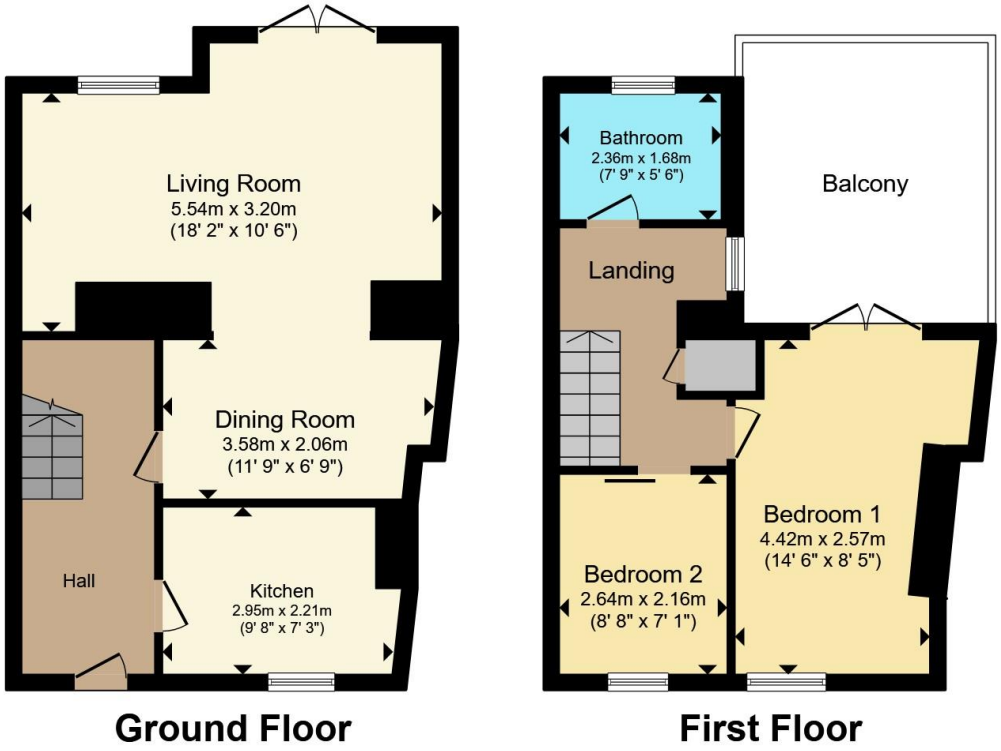
Double glazed front aspect window, electric radiator.

## Bathroom

Double glazed rear aspect window, bath with shower over, level toilet, wash hand basin.

## Rear Garden

French doors onto rear garden with patio area, lawn and hedge borders.



Total floor area 72.3 m² (778 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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8-9 South Street
EXETER EX1 1DZ

EPC Rating: E

Council Tax Band: B

**view this property online connells.co.uk/Property/EXR317778**

Tenure: Freehold

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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