



Saxons Cottage



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Whimble, Exeter, EX5 2NT

Whimble train station (0.5 miles), Exeter City Centre (9 miles),
M5 Junction 29 (6.6 miles)

A delightful 2 bedroom detached cottage
with driveway parking and a charming
garden to the rear.

- Delightful Grade II Listed cottage
- Charming rear garden
- Down stairs shower room and ensuite shower
- Large workshop
- Current council tax band D
- No onward chain
- Beautifully presented throughout
- Driveway parking to both sides
- Walking distance to train station and village centre
- Freehold

Guide Price £425,000

SITUATION

Saxons Cottage is located along a quiet road, opposite the cricket club and a short walk into the centre of the popular village of Whimble, which offers a primary school, church, village shop and pubs. There is also a railway connection from the village on the Waterloo line into Exeter and London. The historic town of Ottery St Mary lies three miles East with good range of facilities including shops, a supermarket, doctors surgery, banks, schools, including The Kings School (Ofsted rated Good) and sports centre. Exeter is approximately 12 miles distance via the A30, as is Exeter International Airport and J29 of the M5 (approximately 8 miles).



ACCOMMODATION

Saxons Cottage is a charming, Grade II Listed detached cottage located on the edge of the village with a lovely view to the front overlooking the village cricket ground. In the same ownership for sometime, the property has been sympathetically upgraded and renovated by the current owner to a high standard throughout including a single story extension to the rear, high quality oak window sills and bespoke oak shutters.

The front door opens into a sitting room with wood burner set in an exposed stone hearth, there are windows to the front and rear and a period style radiator. A door on the right leads to a dining room and on the left is a lovely, cottage style kitchen fitted with a range of base, wall and drawer units with exposed brick granite and solid wood work tops along with bespoke dressers. There is an oil fired Redfyre Range cooker (Aga lookalike) supplying hot water, heating plus cooking, a range of fitted appliances, a central island with granite work top and an attractive window seat looking to the front. Towards the rear a door leads into the garden and there is a ground floor shower room with W.C and hand wash basin.

At the other end of the house the dining room can also be used as a useful study with another period style radiator and a stair case rises to the first floor.

On the first floor are two double bedrooms, both with windows looking to the front, there is a separate W.C accessed from the landing and from the main bedroom there is an ensuite shower room.

OUTSIDE

To the left of the cottage is a gravelled driveway providing off road parking for three cars with a gate giving access into the garden. To the right is another gravelled driveway providing parking for one car with a wooden gate at the rear giving access into the garden.

At the rear is a delightful partly walled garden overlooking an orchard and giving a good degree of privacy, mainly laid to lawn with a timber clad work shop with power and light that has been designed to be converted in to a garage accessed via the driveway and gate to the right.

SERVICES

Current Council Tax: D

Utilities: Mains drainage, electricity and water.

Heating: Oil fired central heating and wood burner

Grade II Listed

Tenure: Freehold

Standard, ultrafast and superfast broadband available. EE, O2,

Three and Vodafone mobile networks available (Ofcom).

DIRECTIONS

///skirting.successes.baguettes



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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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