



Beam Cottage, Church Road, Whimple, Exeter, EX5 2TA

Guide Price £219,950

🛏️ 1 🪑 1 🚿 1



Tucked away in a peaceful and secluded spot near the heart of the ever-popular East Devon village of Whimple, this delightful one-bedroom cottage beautifully blends rustic charm with modern comfort. Just a short stroll from the local shop, church, and traditional village inns, this home offers an idyllic retreat in a truly picturesque setting.

Step through the front door into a spacious open-plan living and dining area, full of character and warmth. A striking stone inglenook fireplace forms the centrepiece of the room, perfect for cosy evenings in, while oak-effect laminate flooring and soft lighting add a touch of contemporary style. The well-equipped kitchen, thoughtfully designed with a comprehensive range of wall and base units, sleek worktops, and a full suite of integrated appliances – including an oven and hob, fridge, freezer, dishwasher, and washing machine. Subtle under-unit and ceiling lighting enhance both function and ambience.

On the first floor, there is a generous double bedroom that is bright and inviting, featuring an exposed timber beam that nods to the property's heritage. The spacious bathroom offers a touch of luxury, with underfloor heating, a separate shower cubicle, bathtub, vanity unit, and stylish half-tiled walls with coordinating tiled flooring.

The property benefits from oil-fired central heating and double glazing throughout, ensuring comfort all year round.

Outside

Designed with ease of maintenance in mind, the private and secluded garden provides a tranquil space to relax and unwind. It features a paved patio and timber-decked terrace, perfect for outdoor dining, along with a gravelled area, flower borders, and mature shrubs adding seasonal colour. There's also an external boiler and a covered side area for storage or utility use.

DIRECTIONS What3words///wiped.growl.stag

SERVICES All main services are connected. Except gas

OUTGOINGS Council Tax Band B (as per Gov.UK Website at the date of first listing)

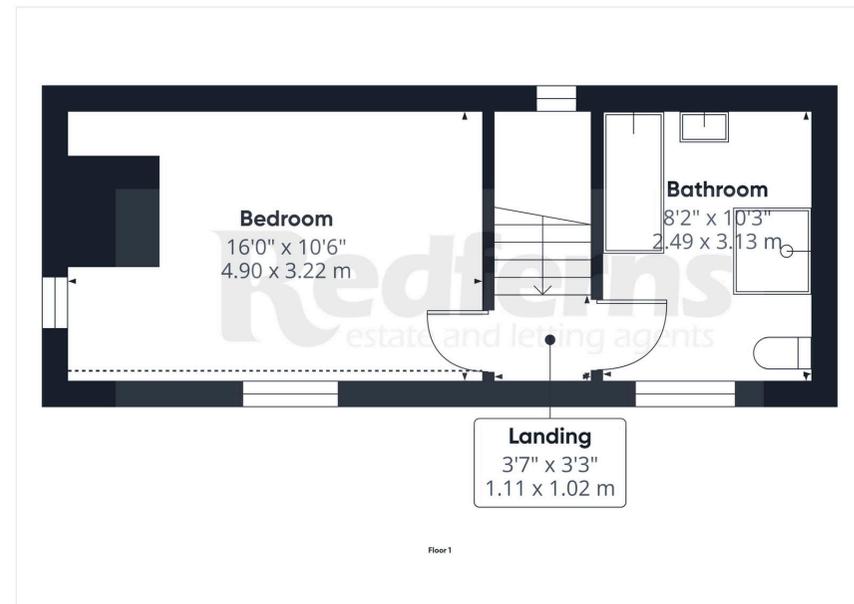
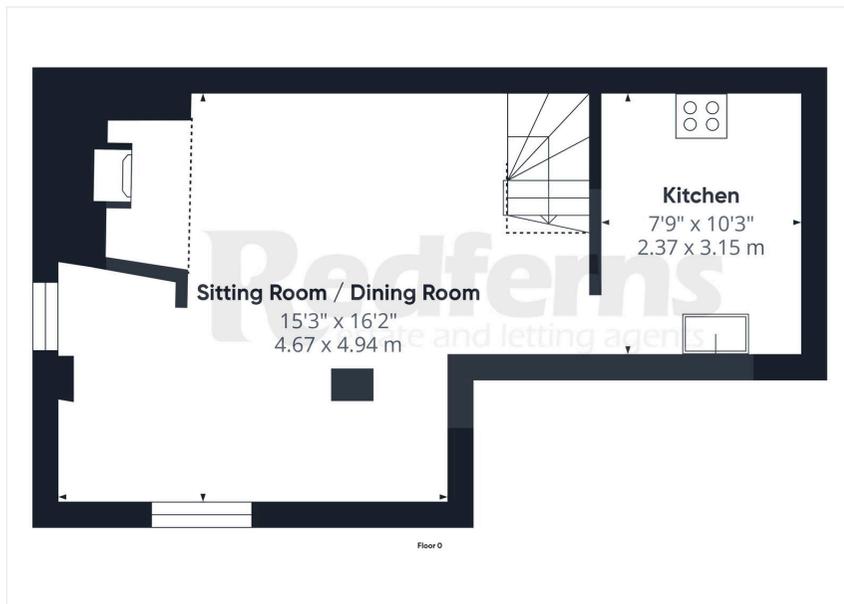
MOBILE AND BROADBAND COVERAGE Fibre broadband is connected to this property, for specific checks, please use this link [checker.ofcom.org.uk](https://www.ofcom.gov.uk/consult/condocs/broadband/broadband-checker/)

AGENTS NOTE Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue correspondence



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

- Charming characterful cottage
- Well equipped kitchen
- Large double bedroom
- Secluded garden
- No chain
- Spacious open plan sitting room/dining room
- Integrated appliances
- Luxury Bathroom with separate shower
- Tucked away close to the village centre
- Central heating and uPVC double glazing



Ottery St. Mary | 01404 814 306
Exeter | 01392 984 511
Sidmouth | 01395 512 544

www.redfernsproperty.co.uk | sales@redfernsproperty.co.uk

