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*1 Hermitage Cottages, Exwick Hill, Exeter, Devon,
EX4 2AL*



SOUTHGATE
ESTATES

£225,000





1 Hermitage Cottages, Exwick Hill, Exeter, Devon, EX4 2AL

A delightful period two-bedroom thatched cottage, forming part of the small and distinctive cluster of Hermitage Cottages on Exwick Hill. The property offers characterful accommodation arranged over three floors, with a wealth of features, such as exposed beams and brickwork adding to its charm throughout. The accommodation includes an open plan living and dining space with a well-appointed kitchen, as well as a double bedroom and bathroom on the first floor, and the master bedroom occupying the second floor. The property also benefits from an allocated parking space within a carport situated opposite.

Exwick Hill is situated on the western side of Exeter, just under two miles from the city centre, offering a characterful setting close to the River Exe. Local amenities are available nearby, including shops, a pub, primary school and health centre, with Exeter St David's Railway Station also within easy reach. The city centre provides an extensive range of high street shops, cafés, restaurants and leisure facilities, while the surrounding Exe Valley offers attractive walking and cycling routes. The M5 and wider road network are also readily accessible.





Ground Floor The front door opens directly into an inviting open plan living and dining space, which provides a sociable space with ample natural light from the front-facing window and its built-in window seat. There is comfortable space for both seating and dining, with the kitchen positioned towards the rear of the room and thoughtfully incorporated into the open plan arrangement. The kitchen comprises a range of matching wall and base units with fitted worktops, a matching upstand and a Belfast sink with a mixer tap. Integrated appliances include an oven with an electric hob and extractor hood over, whilst a built-in cupboard provides space for a fridge freezer. A further built-in cupboard provides useful storage, and a door opens to the staircase rising to the first floor.

First Floor The first floor landing continues the property's characterful feel, with exposed brickwork and beams providing an attractive backdrop. A built-in cupboard incorporates space for a washing machine and tumble dryer, whilst the landing gives access to one of the bedrooms and bathroom, together with a further staircase rising to the second floor. The bedroom is a well-proportioned double room with a window to the front aspect, exposed brickwork and beams, and ample built-in storage. One of the cupboards houses the hot water tank, with the remaining storage providing useful space for clothing. The bathroom is fitted with a close-coupled WC, a pedestal wash basin with a mixer tap, and a bath with a mixer tap and shower over, together with an extractor fan.

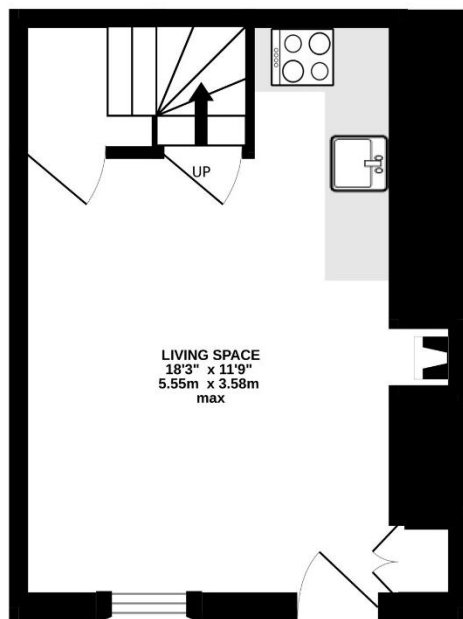
Second Floor The second floor provides the principal bedroom, a particularly characterful room with exposed beams and an exposed brick wall, complemented by wooden floorboards. A window to the front aspect provides natural light, whilst the combination of original-style features and generous proportions gives the room a distinctive feel. Outside The property benefits from an allocated parking space within a carport situated directly opposite the cottage, providing valuable off-road parking.

Property Information Tenure: Freehold. Council tax band: B.

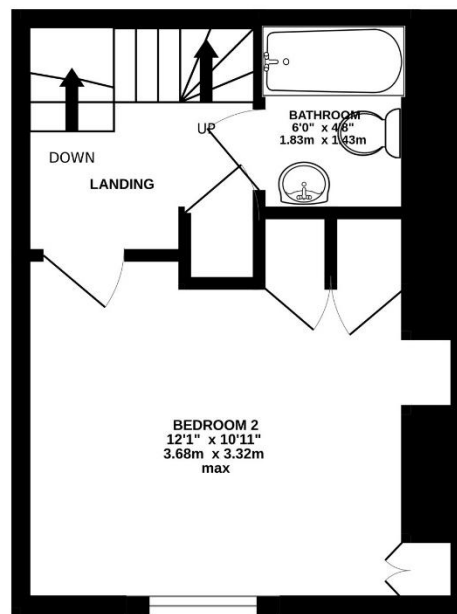
- *2 Double Bedrooms*
- *Character Cottage*
- *Carport/Parking*
- *Period Features*
- *Tucked Away Location*
- *Grade II Listed*



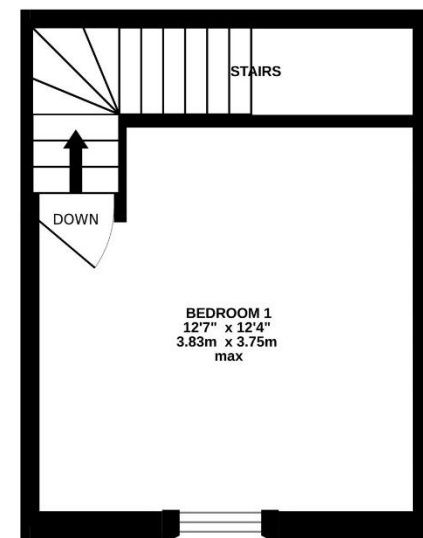
GROUND FLOOR
221 sq.ft. (20.6 sq.m.) approx.



1ST FLOOR
227 sq.ft. (21.1 sq.m.) approx.



2ND FLOOR
193 sq.ft. (18.0 sq.m.) approx.



TOTAL FLOOR AREA : 641 sq.ft. (59.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



SOUTHGATE

ESTATES

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