

Lilac Cottage, Monkokehampton

£300,000

godfrey short & squire

Lilac Cottage

Monkokehampton, Winkleigh

Offered with no forward chain, this charming three bedroom detached house combines period character with the appeal of a recent refurbishment. Ample natural light creates a welcoming atmosphere throughout, while the accommodation offers flexibility for a range of buyers. At the heart of the home, the living room features two fireplaces, providing distinctive focal points and a setting in which to relax or entertain. The three bedrooms offer space for family life, guests or a home office, depending on individual requirements. A utility room adds practicality to the layout, with a WC providing further convenience. Solar panels are another feature of the property, complementing the character of the house with a modern addition. The detached setting offers a sense of independence, while the combination of period charm and recent refurbishment provides an opportunity to enjoy a home that is ready to make your own. Whether you are looking for a family home or a property with adaptable space, the accommodation offers a balance of character and everyday practicality. The natural light enhances the inviting feel of the rooms, creating a pleasant environment throughout the home. With no forward chain, the property may also appeal to buyers seeking a straightforward onward move.











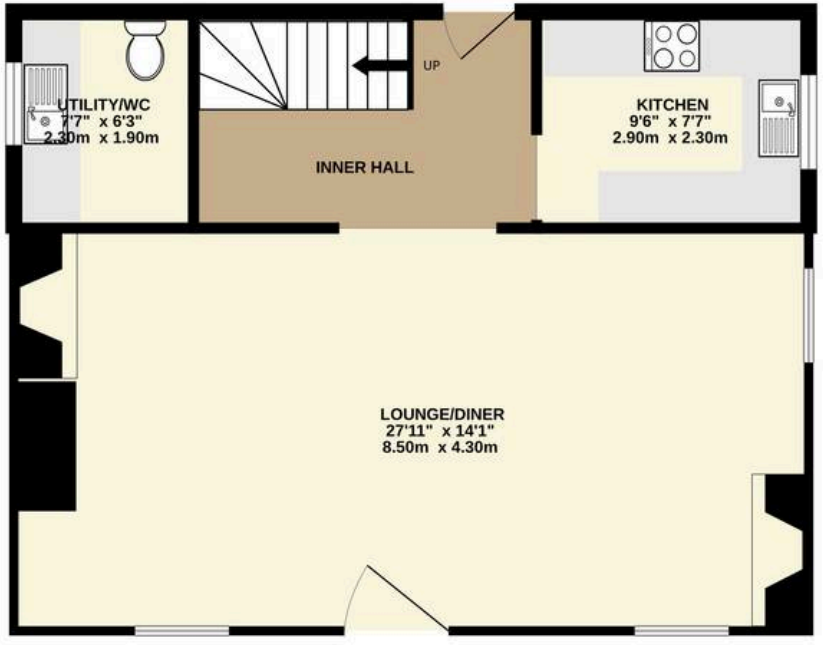




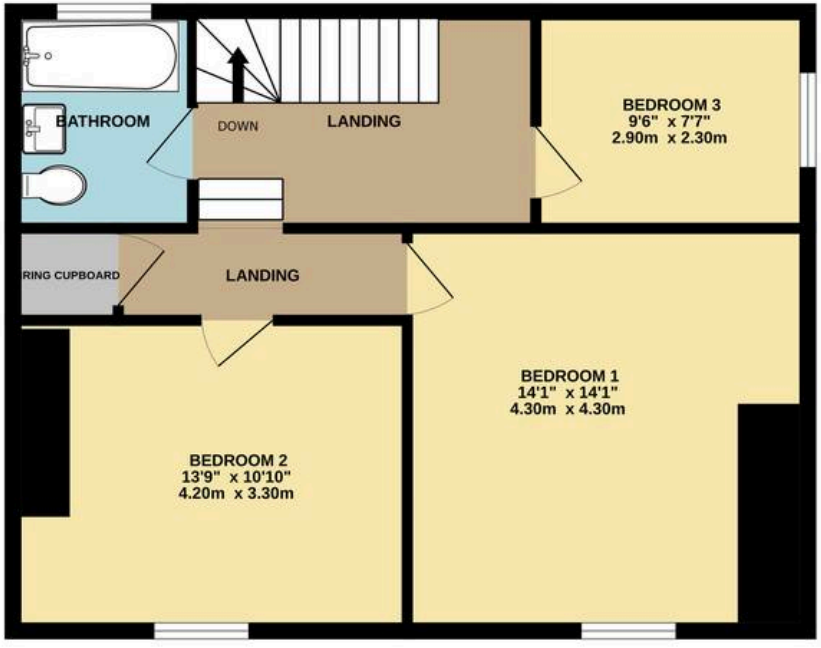
Outside, the garden includes an area of lawn framed by shrubbery borders, offering a setting with scope for further planting and landscaping. It presents a blank canvas for a keen gardener, with the opportunity to introduce colour, create additional borders or develop the space to suit personal tastes. The lawn also provides an area to enjoy the outdoors, whether for quiet relaxation or spending time with family and friends. Off-road parking adds convenience, while the garage offers useful space for a vehicle or storage. A shed adjoins the garage, providing further practical space for garden equipment and other belongings. The external boiler is located within the adjoining shed.

Together, the garden, garage and parking make the outside space a complement to the house, combining established features with potential for a new owner to make their own mark. The shrubbery borders give the garden a sense of definition, while leaving room for a variety of gardening ideas. For those who enjoy tending a garden, the outdoor space offers a chance to develop a setting around the home.

GROUND FLOOR



1ST FLOOR



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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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

Entrance Hall

Kitchen
9' 6" x 7' 7" (2.90m x 2.30m)

Lounge/diner
27' 11" x 14' 1" (8.50m x 4.30m)

Utility/Wc
7' 7" x 6' 3" (2.30m x 1.90m)

Bathroom
7' 7" x 7' 7" (2.30m x 2.30m)

Bedroom 1
14' 1" x 14' 1" (4.30m x 4.30m)

Bedroom 2
13' 9" x 10' 10" (4.20m x 3.30m)

Bedroom 3
9' 6" x 7' 7" (2.90m x 2.30m)

These particulars provide a fair description of the property, but no responsibility is accepted for any errors or inaccuracies and they do not form an offer or contract. Services and appliances, including central heating, have not been tested, and buyers should satisfy themselves as to their condition and working order. Reconnection charges may apply to disconnected or drained services in unoccupied properties. All measurements are approximate.



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