



naomi j ryan
estate agents



End Terrace



Bedrooms: 2



Bathrooms: 2



Receptions: 2



Oil Fired Central
Heating



Carport



Front & Rear Garden



Council Tax Band: B

£280,000 Freehold

4 Beare Cottages, Beare Square,

Beare, Broadclyst, Exeter, EX5 3JZ

www.naomijryan.co.uk



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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SUMMARY

A beautifully presented end-terrace cottage offering two double bedrooms and a carport providing off-road parking. The property is situated within the charming hamlet of Beare, approximately three miles from Broadclyst.

Beare Cottages is a delightful collection of character homes nestled within the idyllic hamlet of Beare. This sought-after location offers easy reach of Exeter, local amenities and excellent transport links.

The well-proportioned accommodation comprises a charming living room featuring an impressive stone fireplace with a wood-burning stove, creating a warm and inviting focal point. There is a separate dining room and a fitted kitchen with a matching range of wall and base units, a Belfast-style sink, and space for an electric range cooker. The kitchen has plenty of natural light with a window overlooking the rear and two roof light windows. A modern ground-floor shower room, in addition to the first-floor bathroom, provides excellent flexibility for family living. A rear porch gives access to outside.

On the first floor are two generous double bedrooms, both overlooking the front garden, and both enjoying access to the contemporary bathroom. The bathroom is fitted with a panelled bath, wash hand basin with built-in storage beneath, and a WC. The walls are partially tiled, and inset ceiling spotlights complete the room.

OUTSIDE

Outside, the property benefits from two separate garden areas. To the front, an attractive lawned garden is enclosed by low-level fencing and railings, with well-stocked borders planted with a variety of seasonal flowers and shrubs. To the rear, a pathway, subject to a right of way for neighbouring properties, leads to a charming enclosed garden comprising a stone-chipped seating area, block-paved pathway and raised planting bed. There is also a useful garden shed for additional storage.

An open-fronted carport provides off-road parking for one vehicle and incorporates a handy storage cupboard to the rear.

A useful outbuilding is accessed from the side of the cottage, providing additional storage space.

MATERIAL INFORMATION

Utilities: Awaiting information.

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. <https://checker.ofcom.org.uk>

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.



