



5a Reeds Cottages Days-Pottles Lane, Exminster

Exeter

In Excess of £200,000



5a Reeds Cottages Days- Pottles Lane

Exminster, Exeter

Charming 1-bed cottage in Exminster village with modern comforts. Easy access to Exeter, picturesque walks, private patio, designated parking. Perfect for first-time buyers or professionals.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Popular location of Exminster - close to village
- Easy access into Exeter
- Cosy Cottage feel
- Parking
- Private low maintenance patio
- Good sized kitchen with double doors going onto the patio
- Good countryside walks
- Good schools
- Redecorated internally
- New carpet throughout





Kitchen

10' 8" x 9' 0" (3.25m x 2.74m)

Stunning kitchen, with natural light flowing through the French doors. Bespoke fitted kitchen with Oak effect cupboard & granite worktop. Space for a slot in electric cooker. Space for a freestanding fridge freezer. Space for a washing machine

Dining Room

9' 6" x 8' 6" (2.90m x 2.59m)

Spacious room adjoining the kitchen. Perfect hosting space.

Lounge

12' 6" x 9' 6" (3.81m x 2.90m)

Cosy lounge, just off the kitchen with a feature electric fire for those winter evenings. A large window allows views of the patio. Office space under the stairs.

Bathroom

10' 0" x 8' 5" (3.05m x 2.57m)

Located on the 1st floor, the room has a chrome feature towel rail along with natural ventilation. The bath comes with a shower overhead. Downlighting throughout the room, create space.

Bedroom

10' 7" x 7' 5" (3.23m x 2.26m)

Double bedroom on the top floor with elevated views.





YARD

Outside space through the double doors of the kitchen. Private and perfect for a morning coffee or evening summer BBQ.

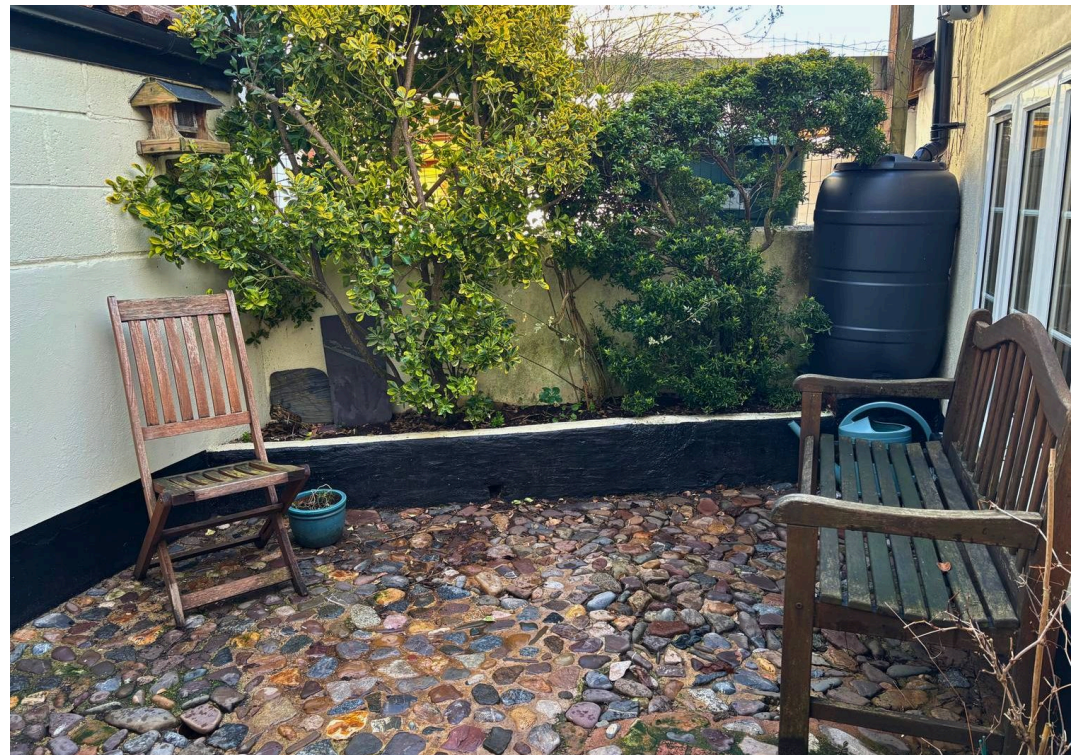
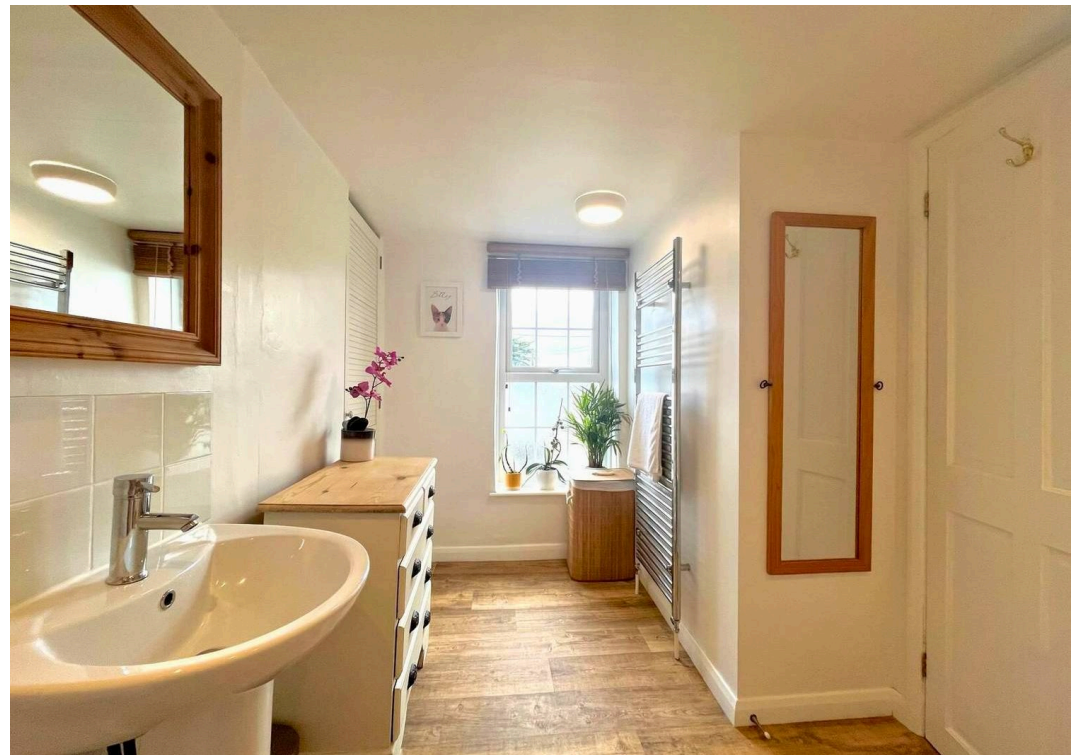
DRIVEWAY

1 Parking Space

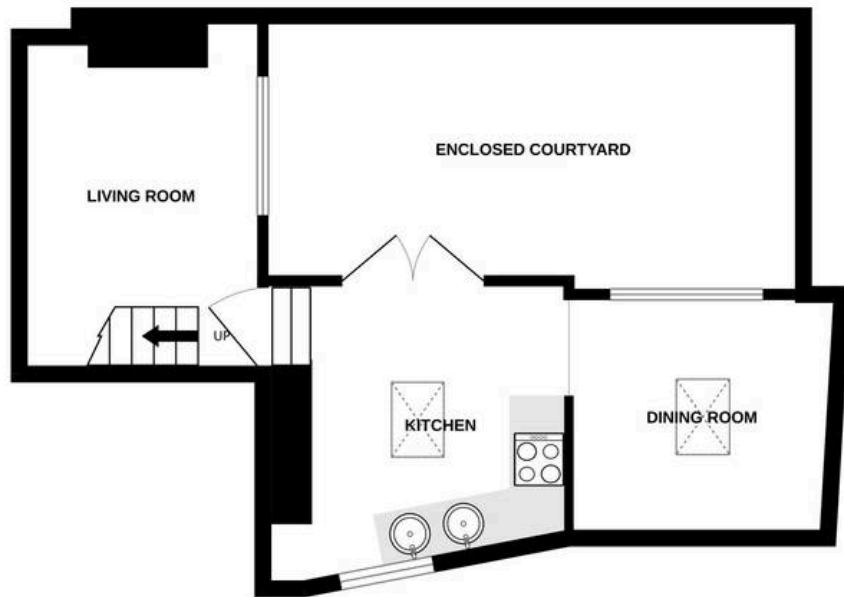
ALLOCATED PARKING

1 Parking Space

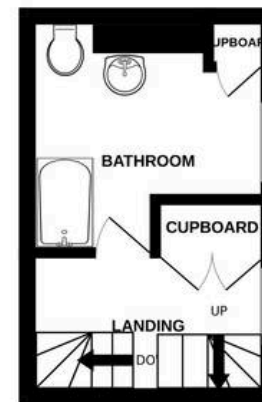
One space to the front of the property



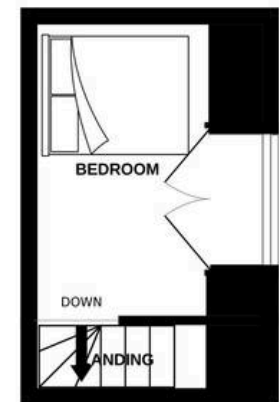
GROUND FLOOR



1ST FLOOR



2ND 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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