



Broomhill Cottage



# Broomhill Cottage

, Patches Road, Tiverton, EX16 5AH

Tiverton Town 0.7 Miles | M5/(J27) Tiverton Parkway Railway Station 7.8 Miles | Exeter 14.4 Miles

A delightful detached period cottage located just a short walk from the centre of Tiverton.

- Charming Character Cottage
- Two Double Bedrooms
- South-Facing Garden
- Off Street Parking
- Garage
- Close To Tiverton Town
- Character Features
- Council Tax Band D
- Separate Utility Room
- Freehold

Guide Price £340,000

## SITUATION

Tiverton, is approximately 1 mile away and offers a good range of amenities including private and state schools, supermarkets and shops catering for everyday needs, a modern hospital and sports centre. This part of Devon is very accessible. At Tiverton there is a dual carriageway link (A361) to the M5 Motorway at Junction 27, alongside lies Tiverton Parkway railway station with fast trains to London Paddington taking approximately 130 minutes.

The Cathedral city of Exeter is approximately 16 miles away and has all the amenities associated with a major regional centre, including an airport with national and international flights.

This area of Devon is well known for its beautiful countryside and rural pursuits. Riding and walking are on the doorstep and Exmoor National Park is approximately 14 miles to the north. Beach access is within an easy driving distance, along the South and North Devon coastlines.

## DESCRIPTION

A delightful detached cottage, brimming with charm and the potential for expansion, is conveniently located just minutes away from the town centre. The residence features enchanting cottage gardens, a garage, and parking facilities.



## ACCOMMODATION

Broomhill Cottage has retained its original character features whilst also benefitting from the upgrades made by the current owner. The entrance leads to a sitting room with dual aspects, a window seat offering front views, a central fireplace with a gas coal-effect stove, and an overhead oak beam. There's also a substantial under-stairs storage cupboard and stairs to the first floor. The dining room, another sizable room, features a front window seat, a charming arched window with a side view of the gardens, and a built-in storage cupboard. The kitchen has a stained glass window to the front, a side window overlooking the garden, and includes matching wood-fronted units, a work surface with a ceramic sink unit, space for a cooker with an extractor hood, and tiled flooring. The utility room provides space for a dishwasher and washing machine, with additional storage and workspace. The cloakroom, accessed through a door, includes a WC, wash basin in a vanity unit, storage cupboard, wall-mounted heated towel rail, and a Baxi boiler.

The first-floor landing leads to the loft space. Bedroom 1 is a spacious double bedroom with front and rear aspects and an exposed A-frame. The bathroom features a white suite with a bath, electric shower, wash basin in a vanity unit, WC, and a wall-mounted towel rail. Bedroom 2 is another sizable double bedroom with dual aspects, built-in wardrobes, bedside cabinets, and an exposed A-frame. Although now expired, planning permission had been granted for a 3rd bedroom and could (subject to consent) be reinstated.

## OUTSIDE

Facing Patches Road, the property has a stone-bordered garden with steps to the front door. A shared drive leads to Broomhill Cottage's garage and a covered carport with a shed. The path from the garages goes to the garden with a covered veranda and gated access. The veranda serves as an 'outside Kitchen.' A gravel path leads to a home office. Two lawned areas, shrubs, trees, seating, and a shed complete the south facing garden.

## SERVICES

Mains electricity, water, gas and drainage.

Ofcom predicted broadband services - Standard: Download 15Mbps,

Upload 1Mbps. Superfast: Download 80Mbps, Upload 20Mbps.

Ofcom predicted mobile coverage for voice and data: Internally (Limited) -Three, Vodafone, EE, & O2. Externally -EE, Three, O2 and Vodafone

Local Authority: Mid Devon District Council.

## VIEWINGS

Strictly by appointment via Stags Tiverton

## DIRECTIONS

From the Stags office, head to the top of Bampton Street and turn left onto Newport Street. Continue on Newport Street and follow the road past Tiverton Castle onto Park Hill until reaching the roundabout at the bottom of the hill. Turn left on to the A3126 passing Morrisons and go over the bridge and take the 2nd exit onto Leat Street. Continue for approximately 200m and then turn left onto the B3137 and then take the immediate turning on the left onto Patches Road. Continue on this road for 0.2 miles where the property can be found on the right-hand side.



Approximate Gross Internal Area = 94.2 sq m / 1014 sq ft

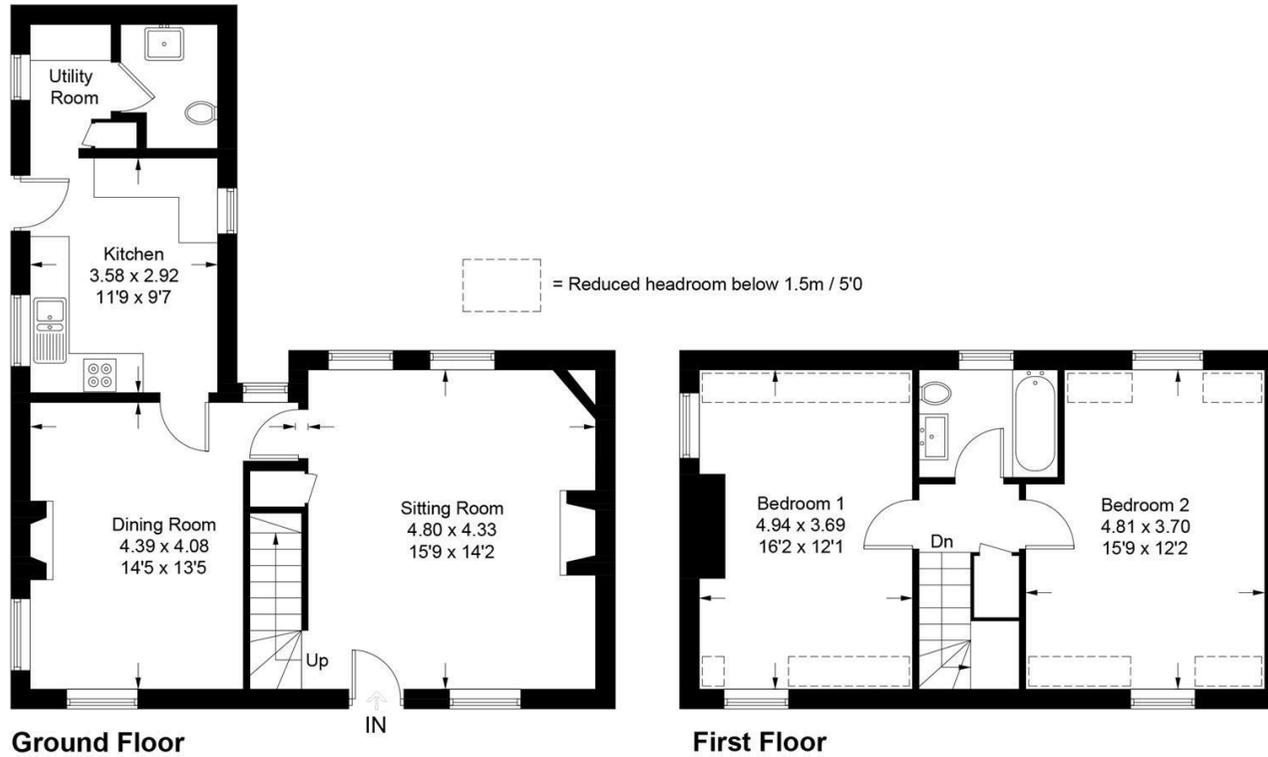


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1029591)

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(54-68) D		66	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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