



1 Lower Marsh Row



# 1 Lower Marsh Row

Exminster, Exeter, Devon, EX6 8ED

Exeter 5.5 miles

This semi-detached two bedroom property is situated on the edge of the sought-after village of Exminster, in a semi-rural position.

- No onward chain
- Extensive gardens
- Semi-rural position
- Modern kitchen
- EPC Band: E
- Charming period cottage
- Outbuilding store
- Ample parking
- Council Tax Band: C
- Freehold

Guide Price £350,000

## SITUATION

Lower Marsh Row is an attractive pair of period cottages located on the edge of Exminster and believed to have originally been farm workers houses for a nearby farm. Exminster is a thriving village on the edge of Exeter. The village has a strong community centred on a well-regarded Pre-School, Primary School and The New School, an independent, for ages 3 to 7. There is a village hall that frequently holds various activities. Exminster has a central retail area that provides a local Tesco, post office, pubs, café, hairdresser, delicatessen and doctors surgery. For golfers, the Exminster Golf Centre provides a wonderful 9 hole course. Nearby are peaceful riverside, canal and countryside walks including the RSPB's reserve on Exminster Marshes. The university and cathedral city of Exeter boasts a wide range of shopping, amenities and schooling as would be expected of a city of its importance. There are good rail communications to Paddington and Waterloo.



## DESCRIPTION

This semi-detached two bedroom property is situated on the edge of the sought-after village of Exminster, in a semi-rural position. The property comprises sitting room, kitchen/dining room, bathroom and downstairs cloakroom. This charming home enjoys established gardens, parking and a rear courtyard with a brick outbuilding and is being sold with no onward chain.

## ACCOMMODATION

The front door opens into a small entrance porch with a door leading into a lovely sitting with a period open fire and surround, window to the front and a stair case rising to the first floor. A door leads into a recently fitted modern kitchen/dining room fitted with a range of base, wall and drawer units with a hi-level oven and grill, electric 4 ringed cooker, a washing machine, dishwasher and an under counter fridge. From here a door opens into a rear porch with access into a downstairs cloak room with W.C and hand wash basin and a door opens to a rear courtyard.

On the first floor, a landing leads to two double bedrooms, both with windows enjoying lovely views over the surrounding countryside and there is a good sized shower room with W.C and hand wash basin.

## OUTSIDE

1 Lower Marsh Row enjoys a generous plot with the garden wrapping around the property on 3 sides. A gated entrance leads onto a parking area with the gardens predominantly laid out lawn and a tree lined perimeter. To the rear of the house is a courtyard area with a Well and stone outbuilding providing excellent storage.

## SERVICES

Utilities: Mains electricity and water.

Heating: Oil-fired central heating.

Drainage: Shared private drainage.

Tenure: Freehold

Current Council Tax Band C.

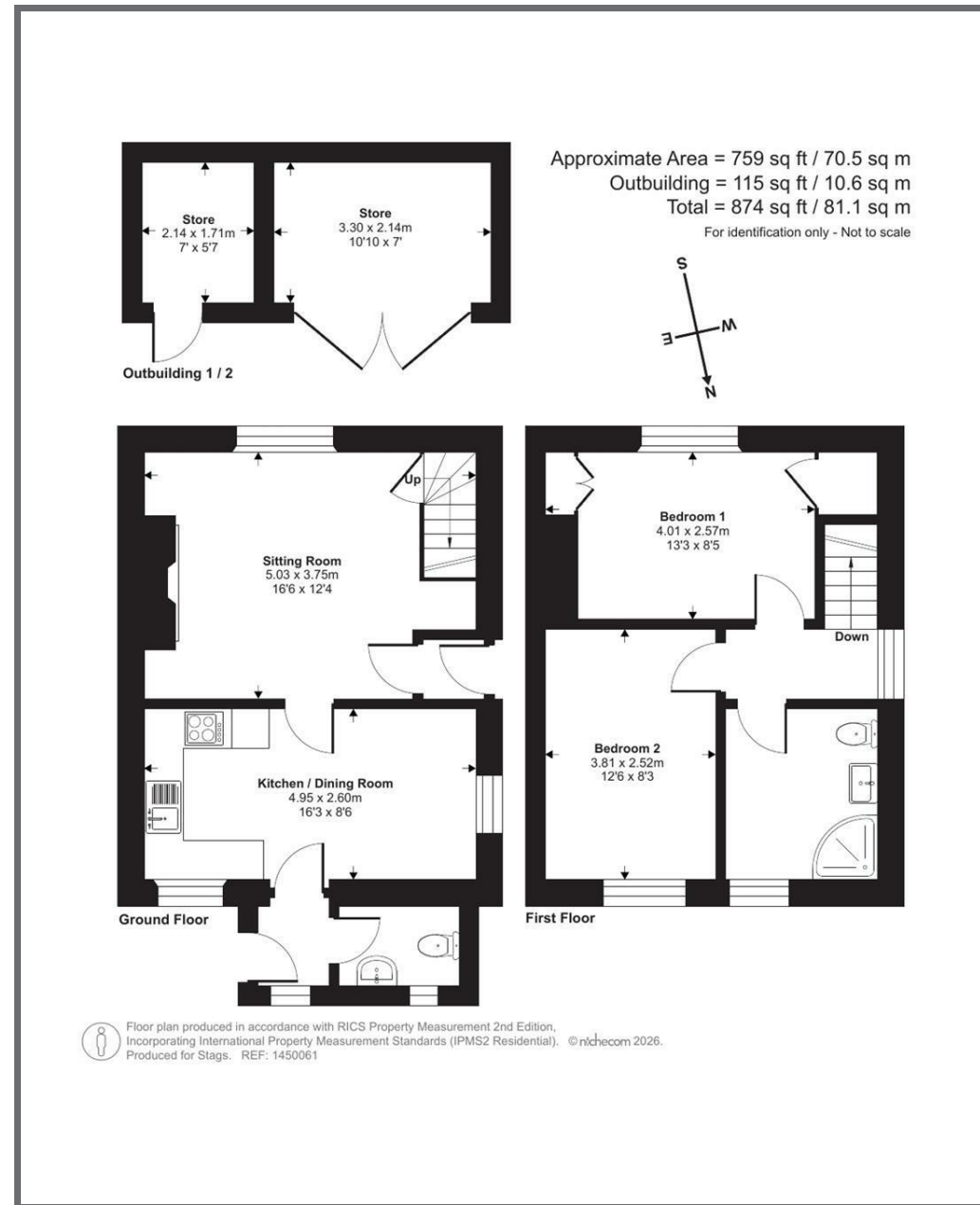
Standard broadband available. EE, 02, Three and Vodafone mobile networks available (Ofcom)

## DIRECTIONS

From Exeter's Countess Wear roundabout, turn right onto Bridge Road. At the next roundabout take the first exit signposted to Dawlish. Continue along the A379 around Exminster, towards Kenton. After approximately 1 mile the property is located on the left.



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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		52	84
England & Wales		EU Directive 2002/91/EC	

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