



May Cottage



Torrington 6 Miles, Bideford 12 Miles,
Okehampton 13 Miles.

A well appointed chain free,
three bedroom property
with gardens and garage.

- Kitchen/Breakfast Room
- Sitting/Dining Room
- Three Bedrooms
- Bathroom
- Gardens
- Garage
- No Chain
- Council Tax Band B
- EPC Band C
- Freehold

Guide Price £195,000



SITUATION

The property sits towards the edge of the popular rural village of Merton (conservation area) with easy access to the A386, linking North Devon and Okehampton. Merton is well known for its large village square flanked by a number of period houses and cottages, together with parish church. Facilities include a primary school, local inn and superb modern village hall with excellent sports and community facilities. The village itself is surrounded by rolling typically Devon countryside, the Torridge valley being famous for its connection with Tarka the Otter and the well known Tarka Trail with walking and cycling runs close to the village. There is easy access to the market towns of Great Torrington and Bideford to the north and Hatherleigh and Okehampton to the south. From Okehampton there is direct access to the A30 dual carriage way providing a direct link to Exeter with its M5 motorway, main line rail and international air connections. The Dartmoor National Park is accessible at Okehampton whilst the north coasts of Devon and Cornwall have delightful beaches and attractive coastal scenery.

DESCRIPTION

A chain free, three bedroom terrace property situated towards the edge of this popular rural village. The property in brief offers an entrance porch, opening to an entrance hall, with stairs serving the first floor. There is a modern kitchen/breakfast room, together with a rear facing sitting/dining room overlooking the garden. The first floor offers three bedrooms and a family bathroom. Heating is via independent electric heaters and the property is double glazed. There are gardens to both front and rear and a garage in a block opposite.

ACCOMMODATION

Double glazed door to ENTRANCE PORCH: Double glazed window to front,

door to ENTRANCE HALL: Electric radiator, staircase to first floor, under stairs storage space. Doors to KITCHEN/BREAKFAST ROOM: Range of timber base cupboards and drawers with work surfaces over and inset sink and drainer. Plumbing and space for washing machine/dishwasher. Electric cooker with extractor hood over. Space for table, double glazed window to front elevation. SITTING/DINING ROOM: Electric radiator, Double glazed window to rear. French doors to garden.

FIRST FLOOR LANDING: Access to loft space, doors to BEDROOM 1: Electric radiator, Double glazed window with deep sill to rear. BEDROOM 2: Electric radiator. Double glazed window to front. BEDROOM 3 Electric radiator, Double glazed window to rear. BATHROOM: Panelled bath with tiled surrounds and electric shower over. Pedestal wash basin. WC, wall mounted electric heater, Opaque window to front.

OUTSIDE

To the front is an open plan lawned garden with pathway leading to the front door. To the rear is an enclosed lawned garden with pedestrian gate to the path. There is a SINGLE GARAGE: With up and over door in a block opposite.

SERVICES

Mains electricity, water and drainage. Electric heaters

Mobile Coverage: All providers good outdoors. (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services. Broadband Coverage: Ultrafast in area upto 1800 Mbps. (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

DIRECTIONS

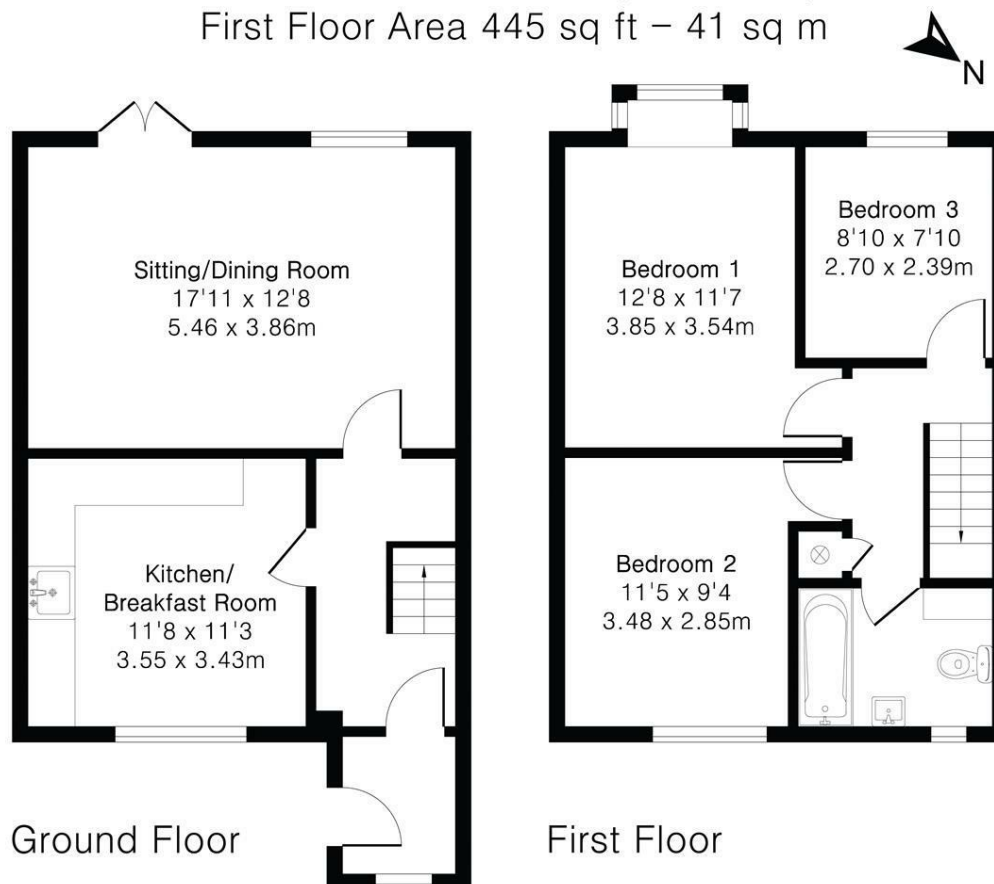
For SAT NAV purposes the postcode is EX20 3DP.
what3words flirts.giants.honey



Approximate Gross Internal Area 910 sq ft - 84 sq m

Ground Floor Area 465 sq ft – 43 sq m

First Floor Area 445 sq ft – 41 sq m



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			
(92-100) A			89
(81-91) B			
(69-80) C		70	
(55-68) D			
(48-54) E			
(35-47) F			
(2-34) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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