



6 Mill Cottages, Stoke Canon, EX5 4EQ

Offers Over £299,950

6 Mill Cottages

Stoke Canon, Exeter

- End terrace cottage
- Large garden
- Conservatory
- Parking for 2 vehicles
- Wood burning stove
- Modern gloss finish kitchen
- Conveniently located just 2 miles from Exeter
- No onward chain!

Set in a courtyard of historic mill worker cottages, this property is at the end of the terrace and has the benefit of 2 parking spaces and a lovely large garden. Conveniently located just 2 miles from Exeter and on the outskirts of the popular village of Stoke Canon, with three bedrooms and a large conservatory, this property is a fantastic opportunity.

The entrance leads into the lounge with woodburner and feature brick fireplace and plenty of light from the south west facing window, this room leads through to a recess area for storage or work space then on into the large kitchen with a good array of gloss fronted units, eye level oven and gas hob, then through to the large conservatory overlooking the garden. The bathroom can be found on the ground floor with floor to ceiling tiles in a contemporary style with white suite bath with shower over.





The stairs lead up from the lounge to the landing area, there is a double bedroom to the front and a double and single to the rear overlooking the lovely garden and views beyond. The heating is gas central heating and there is double glazing throughout.

Please see the floorplan for room sizes.

Current Council Tax: Band C – East Devon 2024/25 – £2301.16

Utilities: Mains electric, gas, water, telephone & broadband

Broadband within this postcode: Superfast 80mbps

Drainage: Mains drainage

Heating: Mains gas central heating

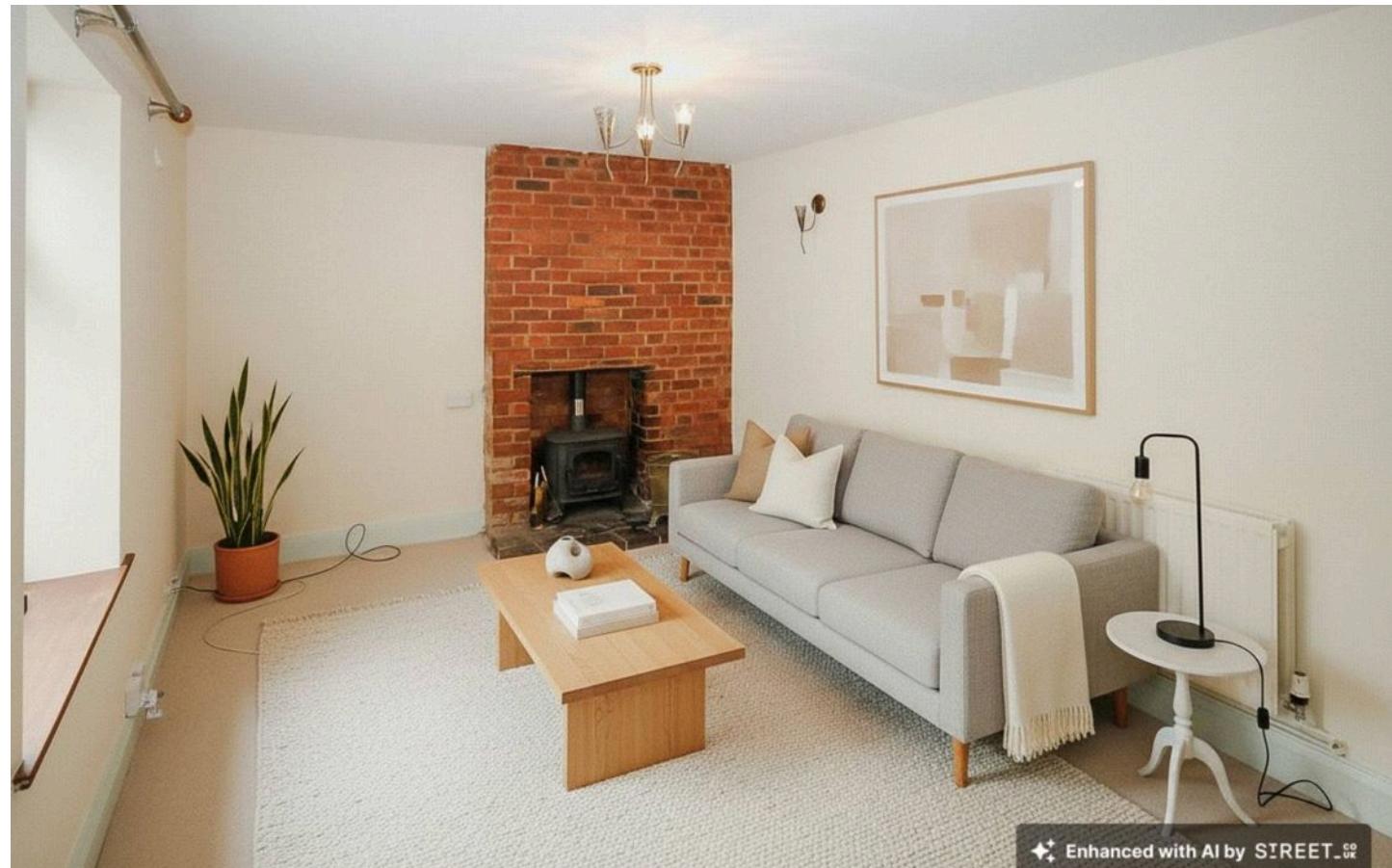
Listed: No

Conservation Area: No

Tenure: Freehold

Buyers' Compliance Fee Notice - Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

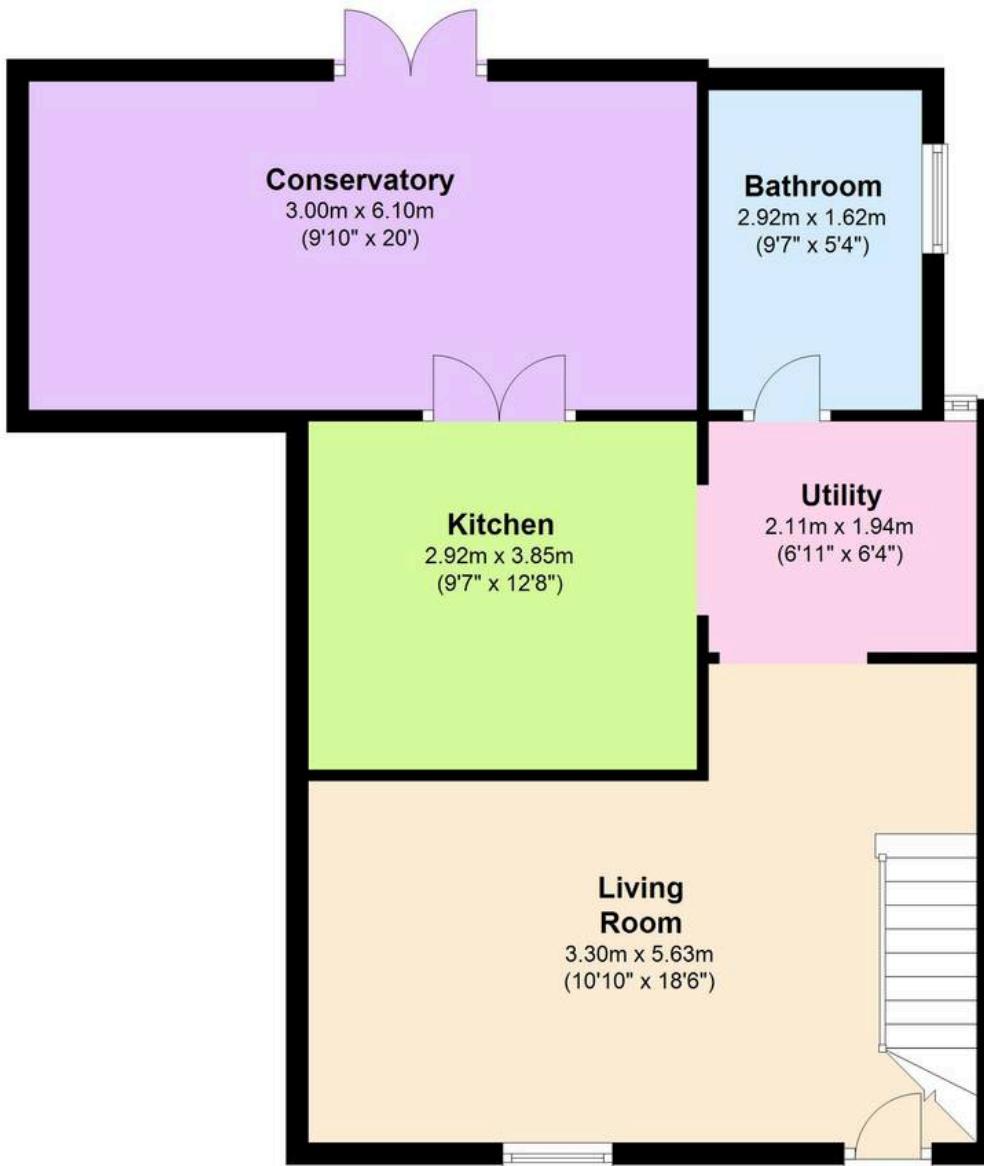
Virtual Staging - Some images in this listing have been digitally enhanced or altered, for example by removing furniture, to help illustrate how the property could look. These images are only illustrative. Always rely on your viewing for an accurate understanding of the property.





Ground Floor

Approx. 60.8 sq. metres (654.2 sq. feet)



First Floor

Approx. 35.1 sq. metres (377.3 sq. feet)



Total area: approx. 95.8 sq. metres (1031.5 sq. feet)



DIRECTIONS : From Exeter take the A396 towards Tiverton, take a left turn just before you reach the village at the mill and number 6 can be found at the end of the row of terraces on the right.

What3Words: ///satin.impresses.grazes





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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate.