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Greywells Cottage



Wellington Town Centre 7 Miles - M5  
(Junction 27) 8 Miles

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**A very well positioned, three bedroom, detached property in a lovely quiet location.**

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- Detached Property
- Three Bedrooms
- Master En Suite & Family Bathroom
- Two Reception Rooms
- Beautiful Garden
- Garage
- No Onward Chain
- Freehold
- Council Tax Band: E

### SITUATION

The cottage is situated in the heart of the village of Ashbrittle. The hamlet of Appley is 2.5 miles to the East and has a primary school, village store/post office and The Globe Inn, a popular public house. The towns of Wellington and Tiverton are both within 8 miles and provide a wide range of shops and supermarkets, together with schools for all ages including Wellington School and Blundell's Public School in Tiverton. There is access to the M5 at Junction 26 near Wellington. The county town of Taunton is within 14 miles where mainline rail services are available and also at Tiverton Parkway.

### DESCRIPTION

A very well positioned, detached, property in a lovely quiet location with period features including exposed beams and a wood burner. In brief the property comprises sitting room, kitchen/dining room, cloakroom, utility, 3 bedrooms, master en-suite and a bathroom, along with a pretty garden with rural views and garage. The property is offered for sale with no onward chain.

### ACCOMMODATION

Front door to entrance hall with tiled flooring. The Cloakroom is located under the stairs with WC and wash hand basin. The Sitting Room is a large room with dual aspect windows, wood burner, two radiators. The Study is a versatile room with tiled flooring and door through to utility room with work surfaces, cupboards and tiled flooring, space and plumbing for washing machine and tumble dryer. Door to rear garden. A lovely Kitchen/Dining Room with a range of shaker style cupboards and drawers with work surfaces, electric oven and hob with extractor fan. Space for dining room table and chairs, double doors through to Garden Room; a beautiful and light room which could be a lovely snug area or dining room. With patio doors out to the rear garden.

Landing, with airing cupboard and doors to all rooms. Master Bedroom; a large double room with dual aspect windows, built in wardrobes and radiator. En- Suite comprising WC, wash hand basin, corner shower cubicle and radiator.

Bedroom 2 is another double, overlooking the rear garden with exposed painted floorboards, shelves, feature fireplace and radiator. Bedroom 3 a single, with Velux window and radiator. Please note, this room has restricted head space. The Bathroom is a lovely suite comprising of; WC, wash hand basin set within vanity unit, roll top bath with shower over.

### OUTSIDE

The property has one allocated parking space, as well as a garage with door and side access. To the rear of the property is a beautiful and extensive garden with stunning views over countryside. There is patio area with a pond and small greenhouse to the bottom of the garden.

### SERVICES

Mains electric and water. Oil central heating. Council Tax Band E. This property has the benefit of standard broadband(Ofcom). Mobile coverage limited inside & outside with EE, Three, and 02 (Ofcom).

### AGENTS NOTE

Please note, this property is accessed via a shared drive and there is one other property opposite.

### DIRECTIONS

From junction 26 of the M5 motorway head towards Wellington and at the roundabout with the A38 take the first exit signposted Exeter. At the next roundabout follow the signs again to Exeter passing the Beambridge Hotel on your left hand side and continue up Whiteball Hill. At the top of the hill turn right signposted Greenham, Ashbrittle and Holcombe Rogus. Continue on this road passing through the village of Greenham and Appley Cross. Continue through Tracebridge into Ashbrittle, Continue past the village green and just before you exit the village, the property will be found on the right hand side.

**Offers In Excess Of  
£350,000**



Approximate Gross Internal Area = 114.1 sq m / 1,228 sq ft  
 Garage = 14.8 sq m / 159 sq ft  
 Total = 128.9 sq m / 1,387 sq ft

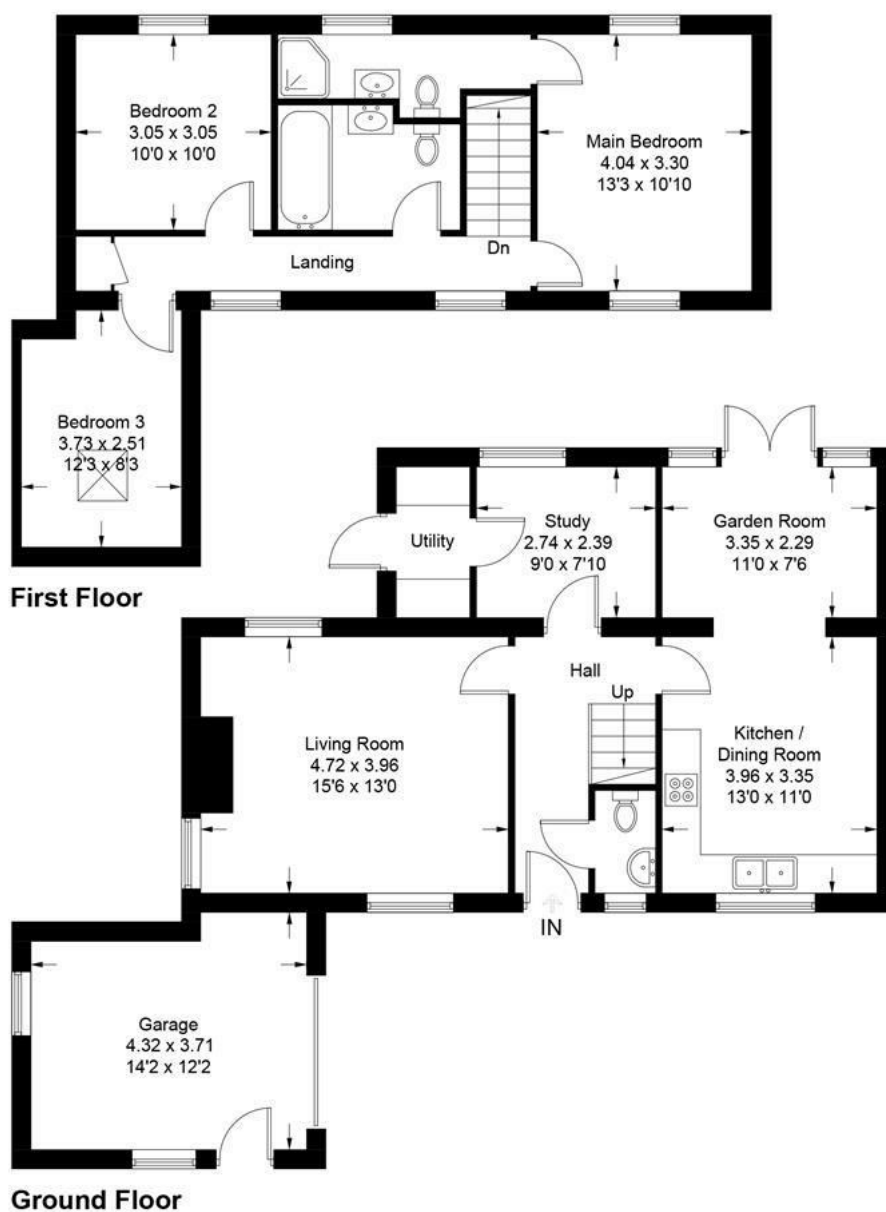


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1020444)

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                    |                   |
|---------------------------------------------|-------------------|
| Very energy efficient - lower running costs | Current Potential |
| (92-100) <b>A</b>                           |                   |
| (81-91) <b>B</b>                            |                   |
| (69-80) <b>C</b>                            |                   |
| (55-68) <b>D</b>                            |                   |
| (49-54) <b>E</b>                            |                   |
| (41-48) <b>F</b>                            |                   |
| (35-39) <b>G</b>                            |                   |
| Not energy efficient - higher running costs |                   |
| England & Wales EU Directive 2002/91/EC     |                   |

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