



Character 3 storey Town House. CHECK OUT this GEORGIAN style 3 storey Town House! An opportunity to purchase a fabulous, terraced, character cottage.3 Bedrooms & a cellar, conveniently located in the heart of the sought-after town of Bradninch. Living Room, Kitchen Dining + Utility/Cloakroom

1 Church Street | Exeter | EX5 4NS





PROPERTY TYPE

Mid Terrace House



SIZE

926 sq ft



LOCATION

Town



AGE

Georgian (1714 - 1830)



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Local Free Parking



OUTSIDE SPACE

None



EPC RATING

71(C)



COUNCIL TAX BAND

B



in a nutshell...

- Georgian style Cottage
- Living Room
- Kitchen & Dining area + utility
- Cellar / Gym / Craft Room
- 3 Bedrooms
- Plenty of natural light
- Local Town Amenities
- Local Schools
- Gas Central Heating & PVCu double glazing





the details...

CHECK OUT this 3 storey Town House in the lovely town of Bradninch!

An opportunity to purchase a fabulous, terraced, character cottage with three bedrooms and a cellar, conveniently located in the heart of the sought-after town of Bradninch.

This wonderful Georgian property is well presented throughout with stylish decor and feels warm and inviting with gas central heating and double-glazing. It is arranged over four floors offering plenty of living space and versatile accommodation. It oozes character and charm with features such as high ceilings, and window seats built into the thick stone walls.

The accommodation briefly comprises, on the ground floor, a generously proportioned living room with a fireplace, a kitchen/dining room with a staircase to the first floor, plenty of room for a dining table and seating, a kitchen with plenty of cupboard and worktop space, a fan-oven and gas hob, and a convenient cloakroom/utility with a WC and basin, more worktop and plumbing for a washing machine.

A door from the living room reveals a staircase down to the cellar which provides extensive storage or additional living space, and it also houses the gas meter.

Upstairs, on the first floor, there are two bedrooms, an excellent, light and airy double currently used as a study, ideal for those working from home, and an L-shaped single at present used as a dressing room, and a modern bathroom completes the floor containing a bath with a shower over, a basin and a WC.

On the top floor is the principal bedroom, a fabulous double with painted roof timbers, a cupboard, access to the eaves, and it is filled with natural light from a gable window and a skylight in its vaulted ceiling.

Parking is on-road nearby if required.

Well worth a look!

Tenure Freehold
Council Tax Band B



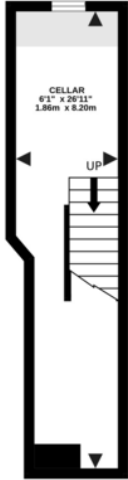
what the owner loves most...

“A rather unique house with a lovely top floor Bedroom and the Cellar is great for stage and a gym/office space. Lots of light through the windows and cosy in the winter”

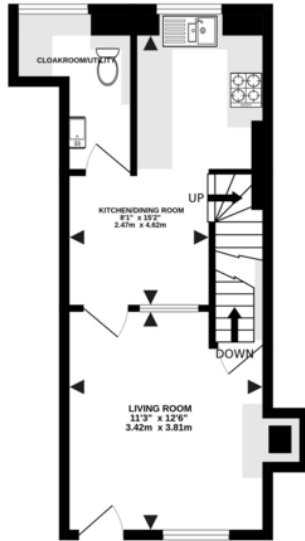


the floorplan...

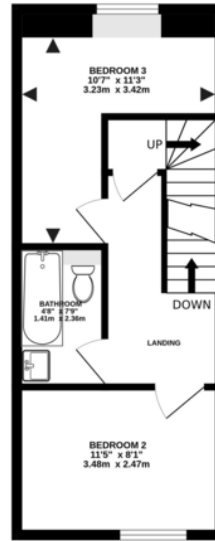
BASEMENT
149 sq.ft. (13.8 sq.m.) approx.



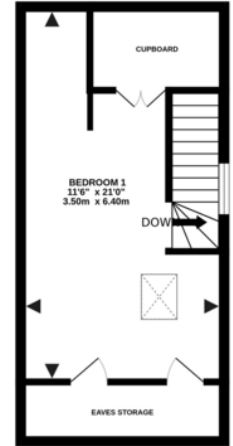
GROUND FLOOR
341 sq.ft. (31.7 sq.m.) approx.



1ST FLOOR
328 sq.ft. (30.4 sq.m.) approx.



2ND FLOOR
277 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA: 1095 sq.ft. (101.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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bear in mind...

A traditional house, unique style, lovely loft room in a traditional Town with a Village feel. Bradninch is a small town, civil parish and manor in Devon, England, lying about 3 mi (5 km) south of Cullompton. You will find the well regarding Duchy Pre School and School here, a local Spa shop, Ye Old White Lion Inn, local bus, parks and walks. There is a local Crickett and Football Ground. Easy access to the M5, Cranbrook Rail Station, Exeter Airport.





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