



Very unique and quirky one bedroom character cottage situated on the outskirts of the highly popular village of Exminster. This wonderful and well presented property features; on the ground floor a light and spacious kitchen/dining room leading to a lovely living room with stairs to first floor, on the first floor is a good sized bathroom and large storage cupboard on the landing. Stairs from the first floor lead up to a double bedroom with large window offering views over the gardens and countryside beyond. The property has a very pretty enclosed courtyard garden and off-road parking for one vehicle.

Days-pottles Lane
Exminster £217,000

West of 

Days-pottles Lane Exminster £217,000

Unique and quirky character cottage | One double bedroom |
Light and spacious open plan kitchen/dining room | Good
sized living room | Bathroom with white suite | Pretty enclosed
courtyard garden | Off-road parking for one vehicle | Gas
central heating and double glazed | Ideal first home or
investment property

PROPERTY DETAILS:

APPROACH

Composite front door to kitchen/dining room.

OPEN PLAN KITCHEN/DINING ROOM

18' 6" x 10' 8" (5.64m x 3.25m) (max)

KITCHEN AREA

10' 8" x 9' 0" (3.25m x 2.74m) (max) Bright double aspect room with high level Upvc double glazed window to side aspect and composite double glazed french doors to the courtyard garden, plus a Velux ceiling window. Bespoke fitted kitchen with range of base and display cupboards in oak effect finish. Granite worktop with slate tile upstanding and inset twin stainless steel sinks with mixer tap, and carved drainer. Tiled floor. Space for slot-in electric cooker. Space for freestanding fridge/freezer. Space and plumbing for washing machine. Extractor fan. Radiator. Opening through to the dining area. Two steps and part glazed door lead to the living room.

DINING AREA

9' 6" x 8' 6" (2.9m x 2.59m) Light and spacious with Upvc double glazed window to side aspect with outlook over the garden and Velux ceiling window. Radiator.

LIVING ROOM

12' 6" x 9' 6" (3.81m x 2.9m) (max) Wonderful cozy living room with sash window to front aspect. Feature fireplace with opening and tiled hearth (with possibility for fire grate or wood burner with correct checks etc). Radiator. TV and telephone points. Useful study/office workspace. Open staircase to first floor.

FIRST FLOOR

Stairs from living room to first floor landing. Upvc double glazed tilt and turn window to side aspect with wonderful views over gardens and surrounding countryside. Double doors to large cupboard complete with hanging rails. Door to bathroom. Open stairs to second floor.

BATHROOM

10' 0" x 8' 5" (3.05m x 2.57m) Spacious bathroom with Upvc double glazed window to side aspect with outlook over the gardens and surrounding countryside. Modern white suite comprising of, low level w.c., pedestal hand wash basin and shower bath with tiled surround and mixer shower over. Recess spotlights. Chrome ladder style radiator. Alcove shelving. Door to airing cupboard housing wall mounted Baxi gas boiler and shelving.

SECOND FLOOR

STAIRS/LANDING

Stairs from first floor landing to small second floor landing and doorway to bedroom. Fitted shelving.

BEDROOM

10' 7" x 7' 5" (3.23m x 2.26m) (with some height restriction) Light and spacious double bedroom with Upvc double glazed window to side aspect with lovely views over the gardens and surrounding countryside beyond. Radiator. Double doors to eaves storage.

OUTSIDE

FRONT

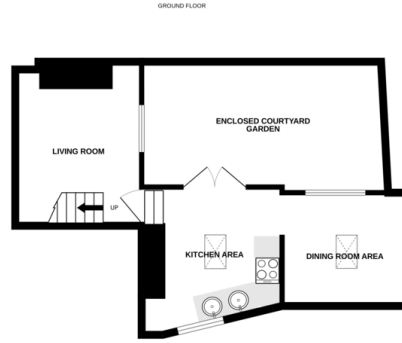
Off-road allocated parking space for one car. Outside tap. Fitted shed. On street parking also available.

REAR GARDEN

Pretty enclosed cobbled courtyard garden with raised border stocked with a variety of mature plants. Outside light.

AGENTS NOTES:

The property is Freehold
Council Tax Band: A - Teignbridge District Council



Measurements are approximate. Not to scale. Illustrative purposes only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd, Reg. no. 07121967