



9 Courbet Court, Thorverton

Guide Price £310,000

9 Courbet Court

Thorverton, Exeter, EX5 5NJ

- Spacious 3 bedroom conversion
- Sought after village location
- Garage
- Scope to add another bedroom
- Patio garden
- Just 7 miles from Exeter
- Large lounge/diner
- Gas central heating
- Countryside views

Formally a Drill Hall used by the Devon Yeomanry and converted in the 1980s to 4 dwellings, this property offers spacious living accommodation and lovely views. With 3 bedrooms, large lounge/diner, garage and patio garden all set on the edge of the sought-after village of Thorverton just 7 miles from Exeter.

The entrance has a handy cloak room entrance vestibule that leads through to the open plan and spacious lounge/diner with under-stairs storage. The kitchen has solid wood units with space for a dishwasher and fridge with views onto the patio area, also on the ground floor is a downstairs WC and a door out to the patio garden.





Upstairs there is a large double bedroom to the front with beautiful views over the village and across to open countryside, a further single bedroom is also on this side of the house. To the rear is another large double bedroom also with views and a door through to the attic of the garage which currently provides a huge dressing/storage area but has the scope to re-configure to a study/nursery if required. The family bathroom has a white suite L shape bath with shower over. The heating is mains gas central heating.

Outside there is a patio area to the rear with wooden decking and rear access to the garage which the current owners utilise as a utility area for washing machine and this still leaves room to park a car comfortably. There is an informal parking arrangement to use the space in front of the property and further parking can be found just down the road in the free village car park.

Please see the floorplan for room sizes.

Current Council Tax: Band D - Mid Devon 2024/25 - £2370.90

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

Broadband within this postcode: Superfast Enabled (47mbps)

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

Conservation Area: No

Tenure: Freehold



THORVERTON is a very sought after village lying a few miles north of Exeter and with easy access to the M5 motorway. The village is extremely pretty having a number of old thatched cottages around a pretty village green with stream. The village has a church, two public houses, and thatched cob cottages. It also has a doctor's surgery, local store, post office and an excellent primary school with a good reputation. There is a school bus service to Crediton for the older children.

DIRECTIONS

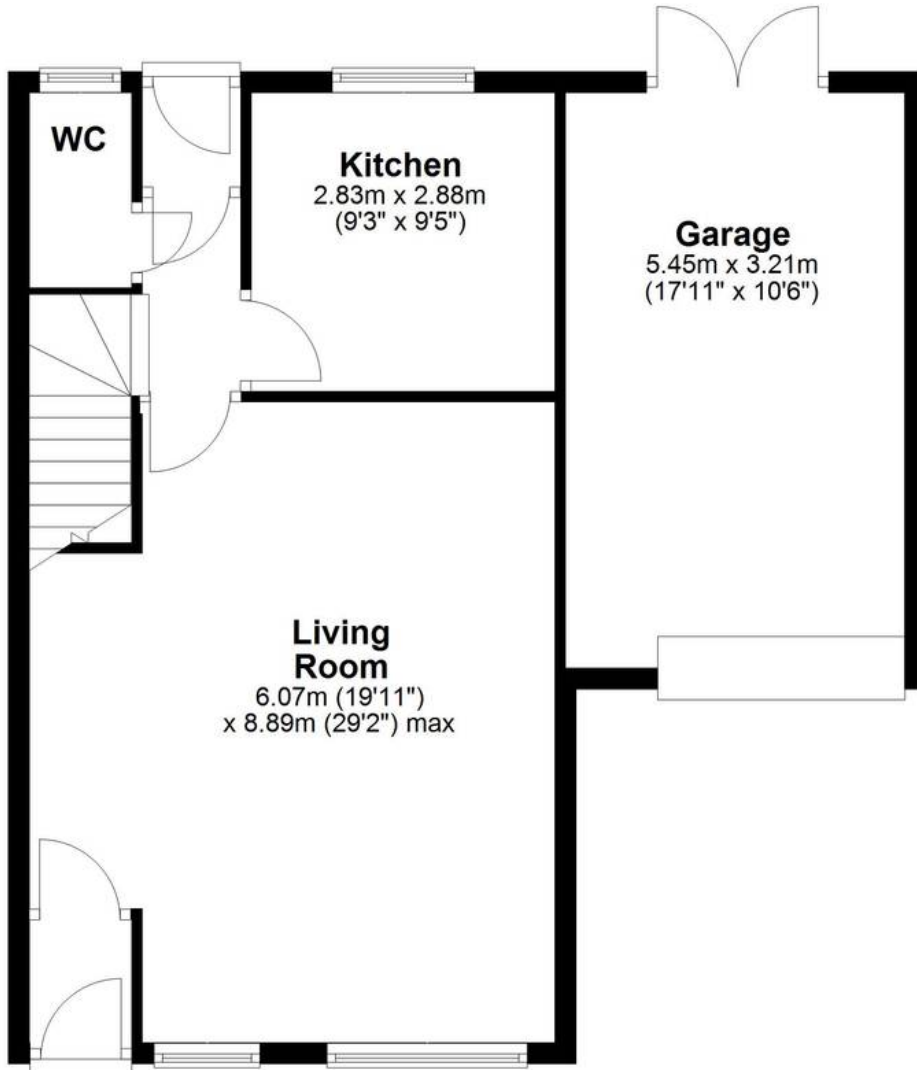
From Crediton take the A3072 towards Tiverton, take a right turn signposted to Shobrooke village and proceed straight through the village until you reach Raddon Cross, go straight across towards Thorverton, upon reaching the village, Courbert Court will be the first property on the left and number 9 is the property at the far end.

What3Words: ///roadmap.hurricane.smudges



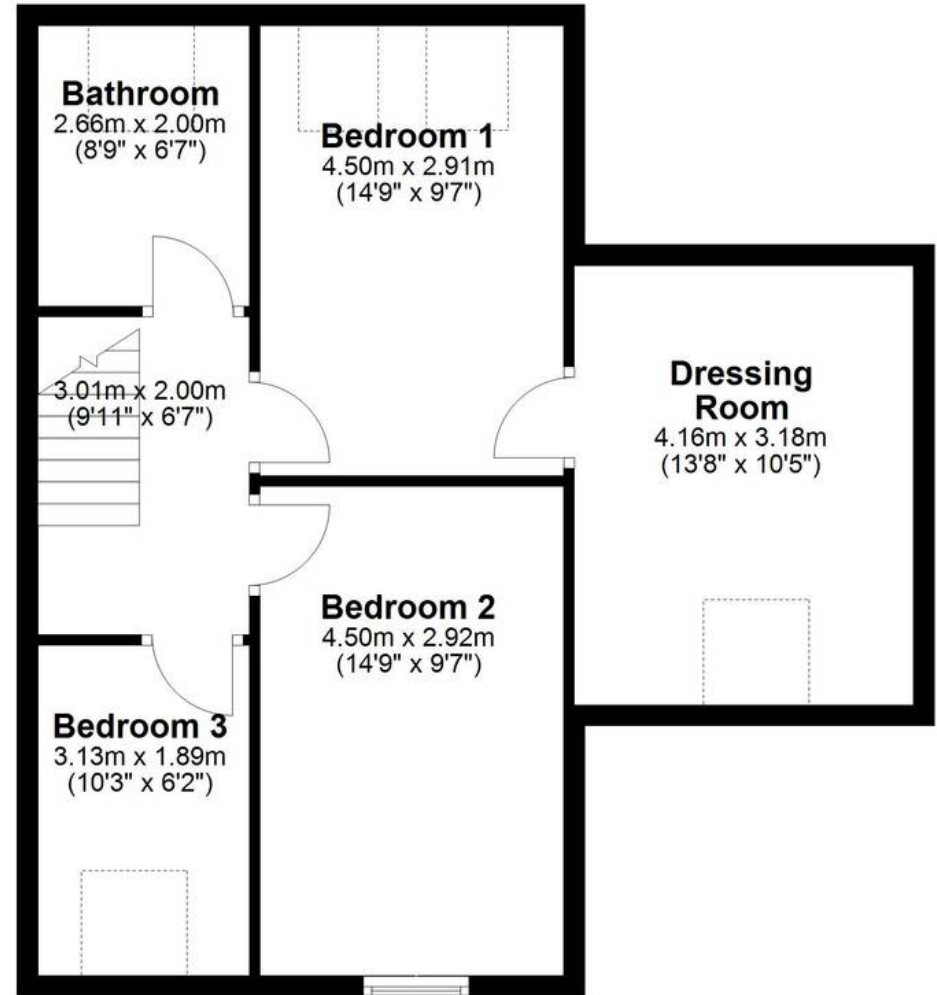
Ground Floor

Approx. 80.8 sq. metres (869.3 sq. feet)



First Floor

Approx. 58.7 sq. metres (632.1 sq. feet)



Total area: approx. 139.5 sq. metres (1501.4 sq. feet)



Helmores

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