



Becket Cottage The Bury, Thorverton

Guide Price £275,000

Becket Cottage The Bury

Thorverton, Exeter, EX5 5NT

- Sought after village location
- Delightful 2 bedroom end terrace cottage
- Contemporary style
- Gas central heating and double glazing
- Spacious open plan living
- Modern kitchen and bathroom
- 2 double bedrooms
- Private courtyard style garden
- No chain

Just a short distance from the historic city of Exeter, the charming village of Thorverton is nestled in the heart of Mid Devon. This ancient village boasts a vibrant community and a diverse range of homes from different periods. Highly sought after, Thorverton offers a primary school, church, two pubs, a post office, a local farm shop with a café, and a picturesque cricket ground. The towns of Tiverton, Crediton, and Exeter are all easily accessible, providing a wide array of shopping, leisure, and educational options. Exeter and Tiverton also feature excellent private schools, including Exeter School and Blundells. It's in a central location within the village and there's parking available on the street very close by.





Upon entering this lovely cottage, you're welcomed into a small porch, ideal for storing coats and shoes, before stepping into the heart of the home. The spacious living and dining room has plenty of character and features modern sash windows that fill the room with light. There is a log burner in some of the photos which has since been removed but one could be reinstated by a new owner. The striking wrought iron spiral staircase leads to the first floor. The modern kitchen is thoughtfully designed with grey fronted units, solid wood tops and an integrated fridge/freezer, a built-in oven with hob and extractor, plus plumbing for a washing machine. A window overlooks the peaceful courtyard garden, adding to the kitchen's appeal. Upstairs, the first-floor landing gives access to the two double bedrooms, which are both generously sized, with sash windows to the front. The main family bathroom has been finished with a modern white suite, including a shower cubicle, panelled bath, wash basin, and low-level WC.

Outside, the property benefits from a private south-west facing courtyard, perfect for outdoor dining or simply soaking up the sunshine. The space is mostly paved and easily accessible through a side door that leads to the lane adjacent to the property, adding access to the garden without going through the house. There is no allocated parking with the cottage but there is unrestricted parking on The Bury and surrounding roads.

Agents' Notes: The first set of photos were taken pre-tenancy and the second set are during the current tenancy and represent the presentation now, it's only the furniture that's changed, the house remains the same except the removal of the wood-burner.



Please see the floorplan for room sizes.

Current Council Tax: Band C – Mid Devon

Approx Age: 1850

Construction Notes: Standard

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

Drainage: Mains

Heating: Mains gas central heating

Listed: No

Conservation Area: Yes

Tenure: Freehold

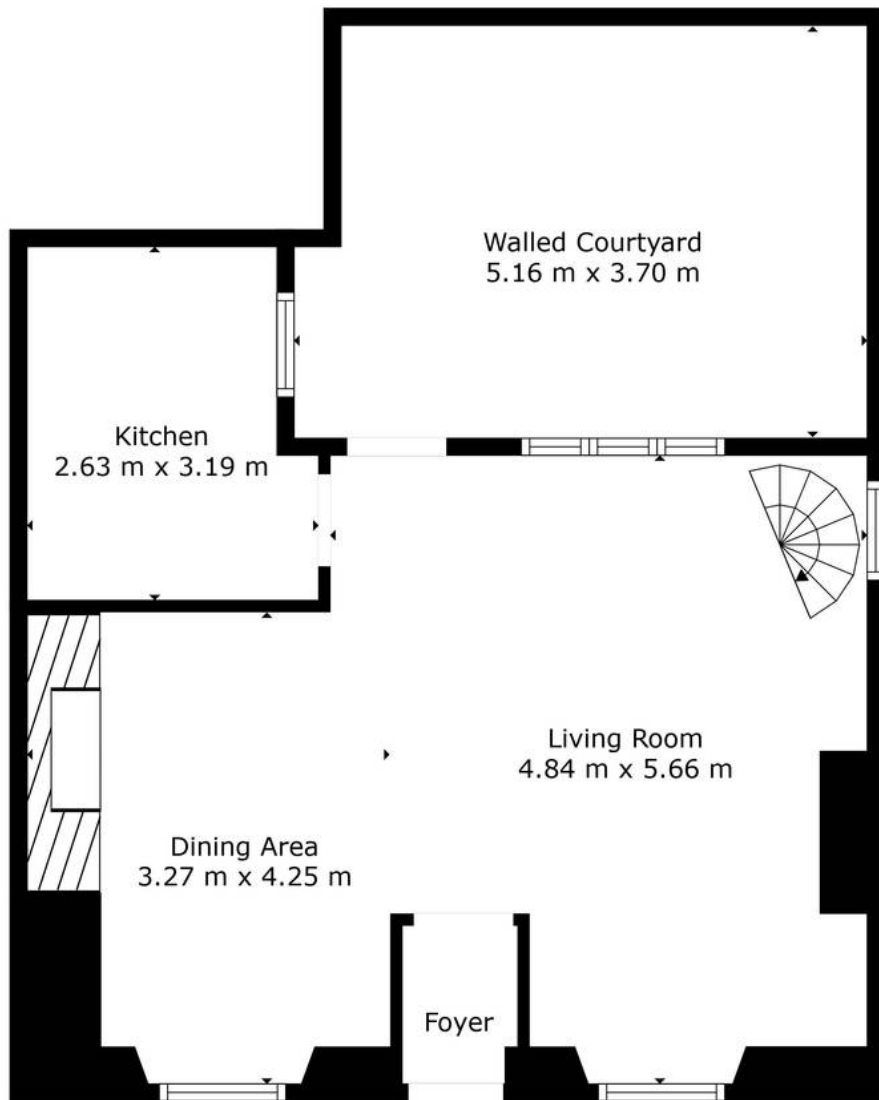
THORVERTON is a very sought after village lying a few miles north of Exeter and with easy access to the M5 motorway. The village is extremely pretty having a number of old thatched cottages around a pretty village green with stream. The village has a church, two public houses, and thatched cob cottages. 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

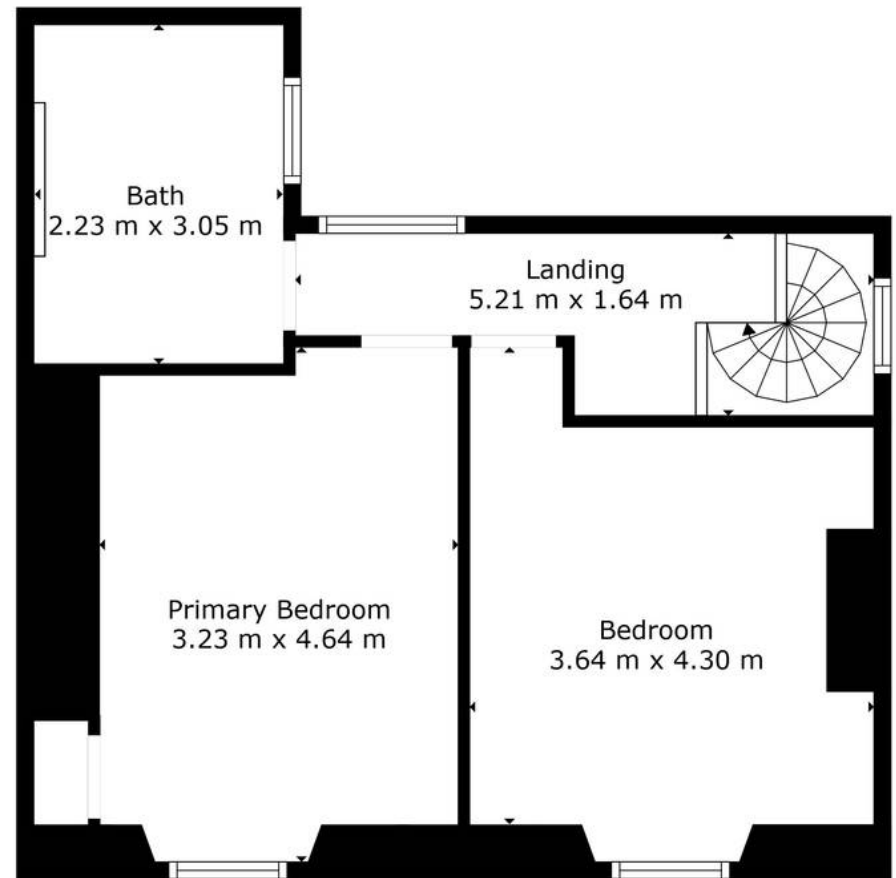
For sat-nav use EX5 5NT and the What3Words address is [///bottled.duties.conspire](#) but if you want the traditional directions, please read on.

Once in Thorverton, take the road opposite The Thorverton Arms (The Bury) and the property will be found on the left before reaching the church.





Floor 1



Floor 2



TOTAL: 91 m²
 FLOOR 1: 46 m², FLOOR 2: 45 m²
 EXCLUDED AREAS: WALLED COURTYARD: 18 m²

Floor Plan Created By Helmore's. Measurements Deemed Reliable But Only To Be Used For Guidance Purposes





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