



Moles Cottage

Exminster

£550,000



East & West of

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Beautiful Grade II listed thatched cottage in the heart of this highly sought-after village, just a short walk from local amenities. Full of character with exposed beams and a large fireplace with fitted wood burner. Versatile accommodation includes a spacious open-plan kitchen, dining and family area, separate sitting room, large conservatory, downstairs shower room and office/fifth bedroom. Upstairs offers four bedrooms and a family bathroom. A particular highlight is the extensive rear garden. Early viewing highly recommended.

Beautiful Grade II listed thatched period cottage | Prime position in the heart of a highly sought-after village | Short walk to local amenities | Full of character with exposed beams | Spacious open-plan kitchen, dining and family area with feature fireplace and woodburner | Bespoke fitted kitchen | Separate sitting room and large conservatory | Downstairs shower room and office/fifth bedroom | Four bedrooms and family bathroom | Extensive rear garden – a real feature of the property

DESCRIPTION

4 Moles Cottage is a charming and characterful period home, ideally positioned in the heart of the highly sought-after village of Exminster. This attractive Grade II listed cottage offers a wealth of original features alongside versatile living accommodation.

The property is entered via a spacious conservatory overlooking the rear garden, which also incorporates a useful utility area and a downstairs shower room. From here you move into a wonderful open-plan kitchen, dining and family space featuring quality wood flooring, a character fireplace with wood-burning stove, and a bespoke cottage-style fitted kitchen complete with central island and range-style cooker. The ground floor also offers a cosy sitting room leading through to a useful office or potential fifth bedroom.

On the first floor are three well-proportioned bedrooms and a family bathroom, all enhanced by charming period features including exposed beams.



The second floor hosts a delightful dual-aspect principal bedroom, creating a unique and characterful space with further impressive exposed beams.

GARDENS

A particular highlight of the property is the beautiful and extensive rear garden which features; a paved terrace adjoining the conservatory that leads to steps rising to the main garden, which offers a generous lawn surrounded by well-stocked beds and borders filled with a variety of mature plants and trees. The garden also features a raised decked sun terrace and a charming summerhouse, creating ideal spaces for relaxing and entertaining, and to the front of the property is a small garden area with mature shrubs.

LOCATION

Exminster is a thriving village located on the south-eastern outskirts of Exeter, known for its strong community spirit and excellent local facilities. The village benefits from a well-regarded pre-school, primary school, and The New School, a preparatory school linked to Exeter School. The village hall hosts a variety of regular activities and community events. There is a good range of amenities within the village, including a Tesco Express, coffee house and deli, doctors' surgery, pharmacy, post office, golf course, gym, hairdressers and beauty salons. The surrounding area offers beautiful countryside and riverside walks, including the nearby RSPB nature reserve on Exminster Marshes. The cathedral city of Exeter is within easy reach and provides an extensive selection of shopping, restaurants and leisure facilities, as well as excellent rail links to London Paddington and Waterloo.

AGENTS NOTES

To the best of the Vendors knowledge they have advised the following:

Tenure: Freehold

Council Tax Band : C

Council: Teignbridge District Council

Parking: On road parking - no restrictions or meters

Garden: Large garden

Electricity: Mains

Gas: Mains

Heating: Gas central heating

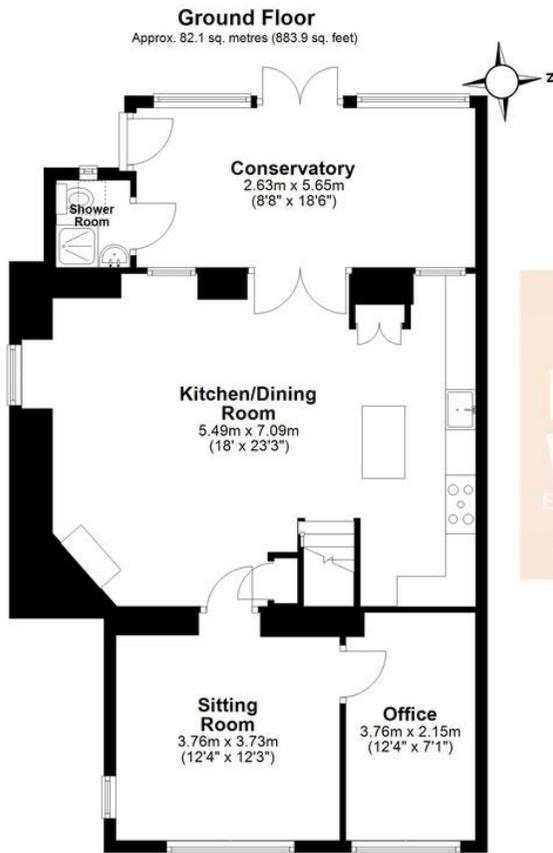
Water: Mains

Sewerage: Mains

Broadband: Standard - Highest available download speed is 19 Mbps and the Highest available upload speed is 1 Mbps, plus faster speeds available at additional cost.

Mobile Coverage: Various mobile networks available at this property.





Total area: approx. 149.8 sq. metres (1612.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A			
B			
C			
D		71	71
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc-uk.com			

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