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Green Gates Cottage, 251 Withycombe Village Road, Exmouth, Devon, EX8 3BD

PRICE **£237,500**
TENURE Freehold



A Grade II Listed Thatched Semi-Detached Cottage Enjoying A Convenient Location Close To Amenities

Entrance Vestibule • Excellent Kitchen / Dining Room With Fireplace Housing Wood Burner • Fitted Kitchen • Two First Floor Bedrooms • First Floor Bathroom / WC • Pleasant Front Garden • Electric Heating • Ideal Permanent Home Or Holiday Retreat Full Of Character And Charm • Viewing Recommended •



**Green Gates Cottage, 251 Withycombe Village Road, Exmouth, Devon,
EX8 3BD**

THE ACCOMMODATION COMPRISES: Solid wood front door with glazed fan light style window giving access to:

ENTRANCE VESTIBULE: With glazed panelled window overlooking the front garden; tiled flooring; coat rack; glazed panelled inner door giving access to:

SITTING / DINING ROOM: 16' 11" x 12' 7" (5.16m x 3.84m) narrowing to 10' 0" (3.05m). A most charming room full of character with glazed panelled window to rear aspect with deep window sill; further glazed panelled window to front elevation; wood burner stove set in chimney recess with exposed brick, oak mantle and slate hearth; feature ceiling beams; electric radiator; television point; stairs rising to the first floor from the dining area with useful understairs storage cupboard beneath; feature solid oak wood flooring; wall lighting; door to:

KITCHEN: 13' 7" x 7' 0" (4.14m x 2.13m) Fitted with a range of solid wood work surfaces with insert Belfast style sink unit with chrome mixer tap over; slatted shelving and basket drawers, space and plumbing for washing machine and dishwasher beneath work surfaces; gas cooker point; fitted larder style cupboard with shelving; space for upright fridge / freezer; window seat with storage space beneath; feature ceiling beams; ceiling spotlighting; glazed panelled windows to front and rear elevations enjoying a pleasant outlook.

FIRST FLOOR LANDING: Window with deep window sill to rear elevation enjoying a pleasant outlook; stripped wood treated flooring; night storage heater; access to roof space; fitted cloaks cupboard with coat rail; doors to:

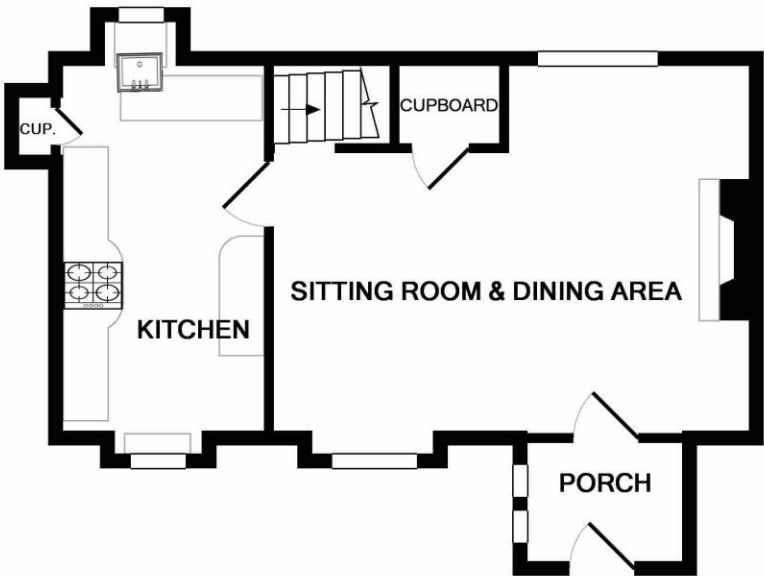
BEDROOM ONE: 12' 5" x 8' 6" (3.78m x 2.59m) Glazed panelled window with deep window sill to side elevation; electric radiator; two fitted wardrobes; stripped wood flooring; telephone point.

BEDROOM TWO: 11' 11" x 6' 6" (3.63m x 1.98m) Glazed panelled window with deep window sill to front elevation; electric radiator; stripped wood flooring.

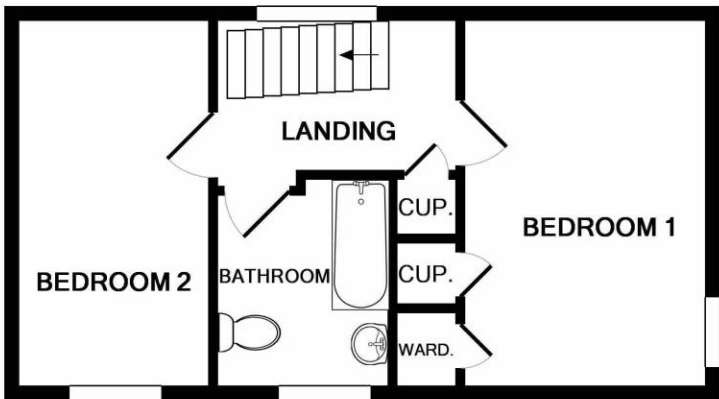
BATHROOM / WC: Comprising bath with Mira shower unit over and shower splash screen; pedestal wash hand basin; WC; tiling to splash prone areas; electric radiator; glazed panelled window with deep window sill.

OUTSIDE: The property is approached via a wooden gate from Withycombe Village Road which leads to a pleasant garden area comprising of a raised artificial lawn area of garden, pathway which also gives right of access to the adjoining cottage.

FLOOR PLAN:



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 581 SQ.FT. (54.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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