

STAGS

Trout Cottage

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Newton St. Cyres, Exeter, EX5 5AE

Exeter Cathedral (3.4miles), Train Station (1.7 Miles)

A charming two-bedroom end-of-terrace cottage, offering well-proportioned accommodation, off-road parking, and an enclosed patio garden, available with no onward chain.

- No onward chain
- Off road parking
- Patio garden
- Kitchen/Dining room
- Council Tax band: C
- Village location
- Open fireplace
- Close to Exeter
- Freehold
- EPC: C

Offers In Excess Of £175,000

SITUATION

Trout Cottage is situated in the popular village of Newton St. Cyres, approximately 3 miles north-west of Exeter. The property is on a main bus route to Exeter with the stop being outside the house. The village offers a range of local amenities including a well-regarded primary school, village shop, public house, parish church and railway station with connections to Exeter and Barnstaple. The nearby city of Exeter provides an extensive range of shopping, educational, recreational and cultural facilities, together with excellent road, rail and air links.

DESCRIPTION

Trout Cottage is a characterful end-of-terrace home offering an excellent opportunity for purchasers seeking a property they can modernise and personalise to their own tastes. The accommodation is arranged over two floors and benefits from generously proportioned rooms throughout. Outside, the property enjoys a patio area ideal for outdoor dining, together with off-road parking and a substantial timber and brick-built shed. Offered to the market with no onward chain, the property is ideally suited to first-time buyers, investors or those seeking a village home with potential.







ACCOMMODATION

The property is approached from the rear, where the entrance door opens into the kitchen/dining room. This spacious room is fitted with a range of wall and base units with work surfaces over and provides ample space for a dining table and chairs. A door leads through to the sitting room, a particularly well-proportioned reception room enjoying a large open fireplace which forms an attractive focal point and adds character to the space.

Stairs rise from the ground floor to the first-floor landing. On this level are two bedrooms, including a generous principal bedroom and a second bedroom which would also lend itself well as a guest room, nursery or home office. The accommodation is completed by a family bathroom fitted with a bath, wash hand basin and WC.

OUTSIDE

Immediately adjoining the kitchen is an enclosed patio area providing an ideal space for outdoor dining and entertaining. The patio also benefits from an external water tap. A shared driveway gives access to the rear of the property where there is an additional area providing off-road parking. Also located here is a substantial timber and brick-built shed offering excellent storage, workshop potential or space for hobbies and gardening equipment. Adjacent to the shed is a strip of lawn which would be used as a further garden area.

SERVICES

Utilities: Mains electric, mains gas, mains water, mains drainage, telephone and broadband
Heating: Gas central heating
Tenure: Freehold
EPC: C(74)
Standard, ultrafast and superfast broadband available (Ofcom)
EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom)

AGENTS NOTE

The next door property has a right of way across the rear parking area to get to their parking.

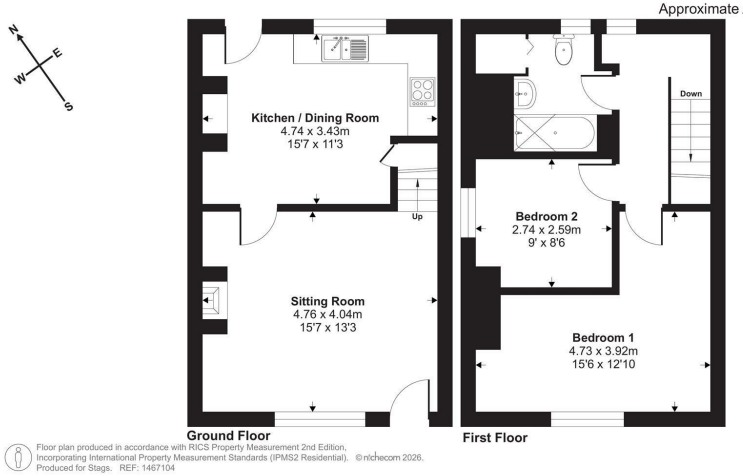


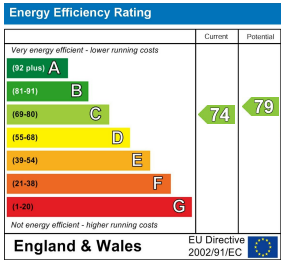




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