



2 Sentry Cottages



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Exminster, Exeter, EX6 8DY

Exeter city centre (4.9 miles), Exeter St. Davids (6 miles), M4 junction 30 (4.1 miles)

A charming 2 bedroom period cottage with a delightful and surprisingly large garden to the rear and residents off road parking to the front.

- Delightful 2 bedroom cottage
- Fantastic garden with large patio
- Two double bedrooms
- Close to amenities
- Freehold
- Central village location
- Sitting room with woodburner
- Residents off road parking to the front
- Summer House
- Council Tax Band: B

Guide Price £275,000

SITUATION

Exminster is a thriving village on the edge of Exeter and has a strong community centred on a well-regarded Pre-School, Primary School and The New School, an independent, for ages 3 to 7. There is a village hall that frequently holds various activities, a central retail area that provides a local Tesco, post office, pubs, cafe, hairdresser, delicatessen and a doctors surgery. For golfers, the Exminster Golf Centre provides a wonderful 9 hole course and nearby are peaceful riverside, canal and countryside walks including the RSPB's reserve on Exminster Marshes. The university and cathedral city of Exeter boasts a wide range of shopping, amenities and schooling as would be expected of a city of its importance and there are good rail links to Paddington and Waterloo.

DESCRIPTION

Located a short walk to the centre of the village is this attractive period mid-terrace cottage. On the ground floor is a sitting room with wood burner, to the rear a modern kitchen, on the first floor two double bedrooms and a bathroom. At the rear is a delightful and good sized garden and to the front off road residents parking.



ACCOMMODATION

To the front of the property, a Upvc door opens into the sitting room where there is a feature wood burner set in an exposed brick fire place and a Upvc window to the front. A stair case rises to the first floor and a door leads to the kitchen at the rear. The kitchen is fitted with a modern range of base, wall and draw units with an electric hob and oven and spaces for a fridge/freezer and washing machine. A door opens into the rear garden, there is a Upvc window and a useful breakfast bar.

On the first floor, to the rear is double bedroom with a window overlooking the garden and a wall mounted electric heater, to the front is a another double bedroom with a double glazed window and a range of fitted cupboards and in between a bathroom fitted with a panel bath with shower over, hand wash basin and a low level W.C. The loft space is semi-boarded, for convenient storage space.

OUTSIDE

At the rear of the house is a good sized garden with a path leading away from the kitchen door. The first area of garden is laid to lawn with a pond and bike store, and beyond this a further area of garden, again laid mainly to lawn with a patio and BBQ area along with a timber summer house and garden shed. To the front of the cottages is an off road parking area for residents, with further on road parking readily available in the surrounding streets.

SERVICES

Current Council Tax: B

Utilities: Mains electricity, mains drainage, mains water.

Heating: Electric wall mounted heating and wood burning stove.

Tenure: Freehold

Broadband: Full Fibre direct to the house

Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks available (Ofcom).

DIRECTIONS

From Exeter head in the direction of Starcross and join the A379 towards Starcross and Dawlish. Pass the petrol station on the left hand side, continue along until the roundabout and turn right into the village where the cottage is found on the right hand side.

AGENTS NOTE

The vendor advises there is a right of way for 2 Sentry Cottage over the neighbours garden.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



N
W
E
S

Kitchen

3.05 x 2.69m

10' x 8'10"

Sitting Room

5.59 x 3.56m

18'4 x 11'8"

Ground Floor

Bedroom 2

3.14 x 2.67m

10'4 x 8'9"

Bedroom 1

3.71 x 3.64m

12'2 x 11'11"

First Floor

Approximate Area = 594 sq ft / 55.1 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2025. Produced for Stags. REF: 1385322

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	94
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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