

Cherry Tree Cottage

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Clayhanger, EX16 7NS

Bampton 5 Miles | M5 (J27)/Tiverton Parkway 7.5 Miles | Tiverton 8.5 Miles

An attractive, semi-detached cottage situated in a peaceful and convenient rural location with gardens, parking and stunning countryside views.

- Semi-Detached Cottage
- Two Reception Rooms
- Modern Kitchen/Breakfast Room & Utility
- Off-Road Parking & Single Garage
- Council Tax Band D
- Three Bedrooms
- Ground Floor Bathroom & En suite
- Private Enclosed Rear Garden
- Tiverton 9 Miles
- Freehold

Guide Price £400,000

DESCRIPTION
A charming and spacious semi-detached cottage offering well-proportioned accommodation arranged over two floors. The property provides three bedrooms, with an en-suite and a dressing area to the main bedroom, two reception rooms and a fitted kitchen/breakfast room together with a separate utility room and a luxurious ground floor bathroom. The accommodation offers a versatile layout with plenty of space for family living and potential ground floor bedroom.

Outside the property enjoys a generous private enclosed rear garden with established trees, shrubs and flower beds. There are also patio and decking areas providing space for outdoor seating and entertaining. Further benefits include off-road parking for two cars and a single garage.

The property is situated in the rural hamlet of Clayhanger, 9 miles from the market town of Tiverton, which offers a range of everyday amenities. Tiverton Parkway Railway Station and Junction 27 of the M5 motorway, being approximately 8 miles, provides transport links to the wider region.

SERVICES
Mains electricity & water. Private drainage. LPG Gas fired central heating
Ofcom predicted broadband services - Standard available
Ofcom predicted mobile coverage for voice and data: External: Vodafone (variable), EE, Three & O2.
Local Authority: Mid Devon District Council.

DIRECTIONS
What3Words: ///tickling.vibes.rely
Google Drop Pin: https://maps.app.goo.gl/gWmtvcWdXnRVAvQE9



















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.



STAGS

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