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REF: DRN00087

Connetts Cottage
Bridford
Devon
EX6 7HT

Connetts Cottage is a charming detached property which enjoys many character features and which sits in an elevated position enjoying superb views across a valley to the rear. The property also offers spacious and flexible accommodation along with an attractive and spacious Landscaped garden. Bridford is a popular Teign Valley village approx 1 mile from Christow, 9 miles from Exeter along with a bus service. No onward chain and viewing is highly recommended.

PRICE £375,000

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Connetts Cottage Exeter

The accommodation comprises:

Entrance
Front door leading into entrance hall.

Living Room 19' 2" x 12' 7" (5.84m x 3.84m)
Aspect to the front and rear with superb views over countryside to the rear. Feature stone fireplace, beamed ceiling, sliding patio door to the rear terrace, TV point and power points.

Dining Room 19' x 12' 1" (5.79m x 3.68m)
An attractive room with a stone fireplace and fitted wood burner. Exposed ceiling timbers, staircase to first floor, aspect to the rear with open views.

Study/Bedroom 4 10' 4" x 9' 10" (3.15m x 3m)
A bright room with duel aspect to the rear with an open aspect, exposed ceiling timbers, power points.

Kitchen 12' 2" x 10' 4" (3.71m x 3.15m)
A fitted kitchen comprising of a range of fitted base and wall mounted units, fitted sink unit, built in dishwasher, aspect to the rear along with door to utility room.

Utility room
Fitted units with space for appliances, floor mounted boiler, shower cubical, door to rear garden.

Cloakroom
With low level WC, wash hand basin, aspect to the rear.

Landing
Aspect to the rear with window seat.

Bedroom 1 19' 2" x 12' 8" (5.84m x 3.86m)
Aspect to the front and rear with superb open views to the rear, double built in wardrobes, power points.

Bedroom 2 12' 7" x 9' 6" (3.84m x 2.9m)
Duel aspect to the rear enjoying the lovely views, power points.

Bedroom 3 13' 11" x 9' 10" (4.24m x 3m)
Aspect to the rear, built in cupboard, power points.

Family Bathroom
Suite comprising of panelled bath, low level WC, bidet, wash basin, built in cupboard aspect to the front.

Outside
To the side of the property there is an area of parking along with gated access to the rear.

Connetts Cottage Exeter

Rear Garden

To rear rear of the property there is an attractive split level terraced patio which enjoys superb views across the valley. There are steps leading down to the main garden which is well stocked with various plants and shrubs. There is also an area of lawn along with a number of orchard trees and a greenhouse and garden shed.
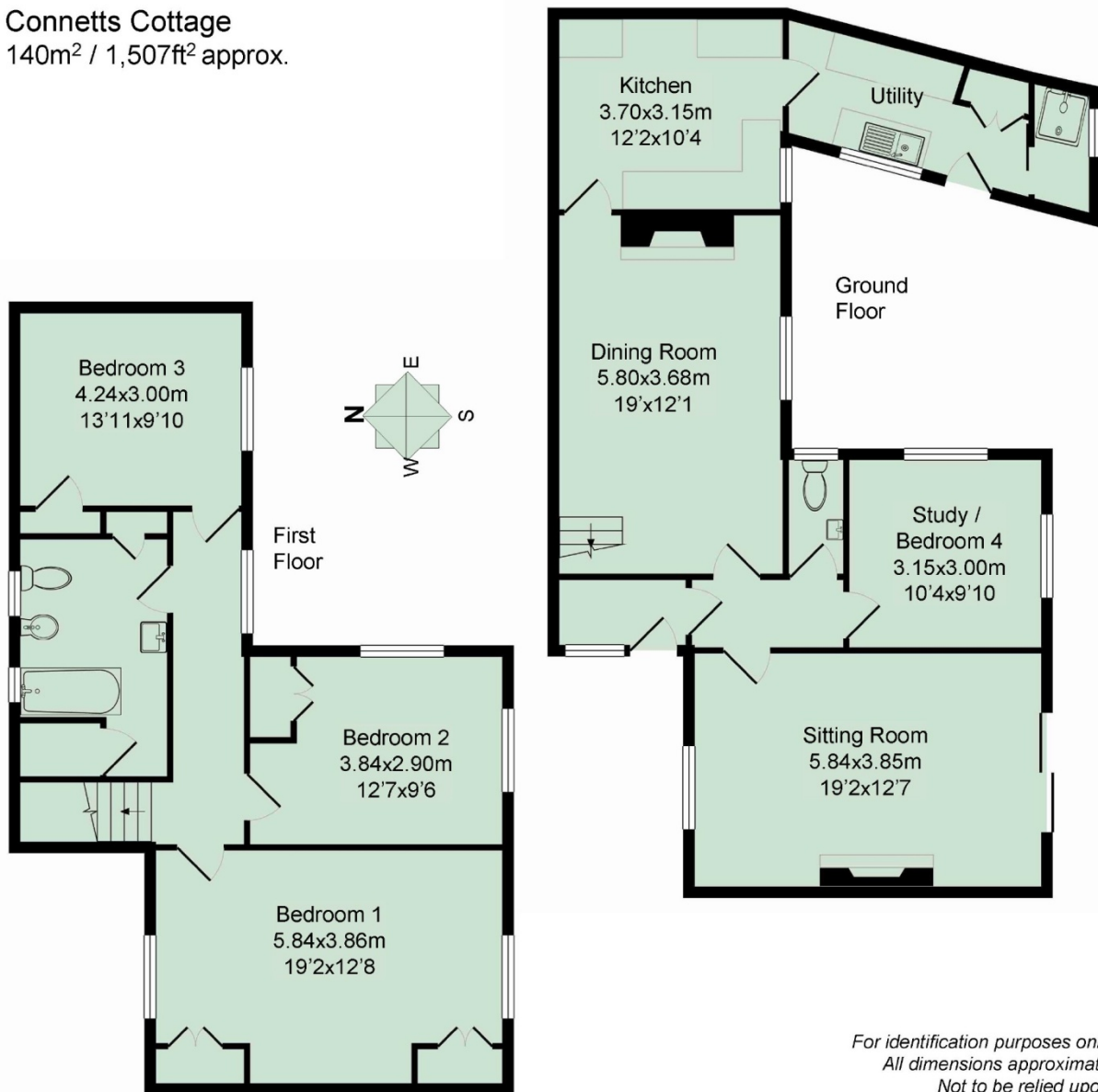
Agents notes

In 2004 solar thermal panels servicing the domestic hot water were fitted, and in June 2011, 3.5kw solar PV panels were installed producing 46.9p per unit, over £1500 to 01/06/12, guaranteed until 2034 and linked to the retail price index.

Council Tax Banding E and Energy Performance Rating D

Connetts Cottage
140m² / 1,507ft² approx.

Kitchen
3.70x3.15m
12'2x10'4

Utility

Ground
Floor

Dining Room
5.80x3.68m
19'x12'1

N E S W

Bedroom 3
4.24x3.00m
13'11x9'10

First
Floor

Study /
Bedroom 4
3.15x3.00m
10'4x9'10

Bedroom 2
3.84x2.90m
12'7x9'6

Sitting Room
5.84x3.85m
19'2x12'7

Bedroom 1
5.84x3.86m
19'2x12'8

For identification purposes only.
All dimensions approximate.
Not to be relied upon.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.
 Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.