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REF: DRN00135

**Stable Lodge
Westcott
Devon
EX5 2LU**

Stable Lodge is a spacious detached four bedroom house which is positioned in the small hamlet of Westcott offering easy access to Exeter airport and the A30. The house enjoys open views over neighbouring farmland along with a good sized garden. The interior of the property offers good versatile accommodation and some updating will be required. The property is also offered with no onward chain. Viewing highly recommended.



**PRICE £350,000
FREEHOLD**

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Stable Lodge Rockbeare

DIRECTIONS

From the M5 proceed towards Exeter Airport. Upon reaching the airport entrance continue along the road past the airfield. Follow the road towards Westcott and continue over a bridge and the Stable Lodge can be located on the right hand side.

The accommodation comprises:

Porch

Upvc double glazed front door and glazed window to the rear. Door to:

Hall

Doors to living room, study and kitchen.

Living Room 31' 4" x 14' 7" (9.55m x 4.44m)

Aspect to the front and rear along with sliding patio doors to the rear, stone fireplace with display shelving, stairs rising to the first floor, three radiators.

Study 8' 8" x 8' 6" (2.64m x 2.59m)

Aspect to the front.

Kitchen 14' 8" x 11' 11" (4.47m x 3.63m)

Aspect to the front, various fitted kitchen units, floor standing oil fired boiler, Rayburn, arch opening to further kitchen area 13' x 7'3 with aspect to the rear, sink unit and base units.

Utility room 8' 10" x 8' 8" (2.69m x 2.64m)

Aspect to the front, sink unit and fitted base and wall units.

WC

With low level WC and glazed window to the side.

Lobby

Aspect to the rear along with door to the side.

First Floor Landing

Dual aspect to the rear, airing cupboard.

Bedroom 1 15' 11" x 14' 8" (4.85m x 4.47m)

Aspect to the front and rear with views over opening countryside, two built in wardrobes.

En-suite

Comprising of shower cubical, low level WC and wash hand basin.

Bedroom 2 13' 5" x 11' 4" (4.09m x 3.45m)

Aspect to the rear with open views, built in wardrobe.

En-suite

Suite comprising of panelled bath, low level WC and wash hand basin, aspect to the side.

Stable Lodge Rockbeare



Bedroom 3 11' 4" x 7' 11" (3.45m x 2.41m)

Aspect to the rear with open views.

Bedroom 4 11' 4" x 7' 3" (3.45m x 2.21m)

Aspect to the rear with open views, built in wardrobe.

Bathroom

Comprising of panelled bath, low level WC, wash hand basin, aspect to the front.

Outside

The property is positioned in a country lane and enjoys a garden which is mainly laid to lawn with open views across farmland. The house also has a patio area and a detached garage. Adjacent to the garage there is a further area of garden with gated access onto the lane providing ample parking.

SERVICES

The property is connected to mains water and electricity.

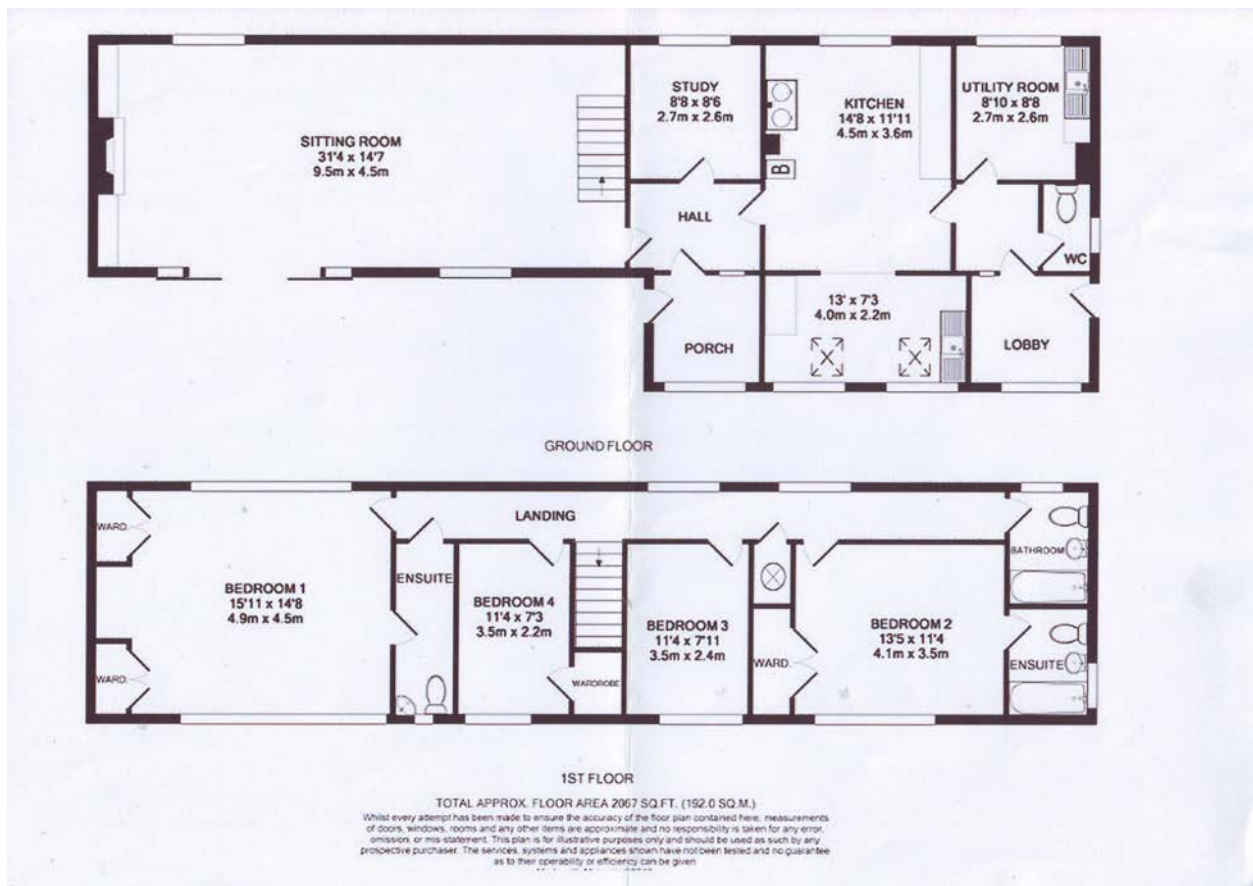
Council Tax band: D

Energy Performance Rating: F

VIEWING: By telephone appointment through Rendells Estate Agents, Tel: 01626 353881



Stable Lodge Rockbeare



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.