

*** ONLINE VERSION *** | Hoopers Court, Rockbeare

£195,000



DCX4190

End Terraced

2 Bedrooms

WELL PRESENTED END TERRACE CHARACTER COTTAGE WITH OFF STREET PARKING FOR 2 CARS, LPG CENTRAL HEATING AND DOUBLE GLAZING.

ENTRANCE HALL, LOUNGE, RE-FITTED KITCHEN/DINER, 2 BEDROOMS (1 ON FIRST FLOOR WITH STUDY AREA, THE OTHER ON GROUND FLOOR), RE-FITTED BATHROOM, LAWNED FRONT GARDEN, SUNNY REAR PATIO GARDEN.

Enjoying a quiet and level position in the popular village of Rockbeare, about 6 miles to the East of Exeter and not far from the market town of Ottery St. Mary. Also within easy reach are : Exeter International Airport, the Sowton Industrial Estate, the M5 Motorway and there is lovely open countryside close at hand. The village itself offers a Primary School and local church whilst the nearby village of Whimble benefits from a train station.

This is an attractive and well modernised End terrace cottage built just after 1900 with Roughcast rendered exterior elevations under a slated roof. There is a large re-fitted kitchen/diner, a re-fitted bathroom and the central heating boiler was renewed in recent months (still covered by a guarantee). Although comprehensively modernised the property retains many character features including: exposed beams, stripped timber doors, an attractive arched feature internal window and a feature fireplace in the lounge with authentic looking LPG stove.

Directions: From Exeter take the A30 towards Honiton and after the M5 motorway turn off (junction 29) look out for a sign post to Rockbeare. Turn left here and drive through Clyst Honiton - continue for a few miles and after the Jack in the Green public house take the first turning right (signed for Rockbeare).

Continue past the church and then just after some thatched cottages turn right into Hoopers Court.

THE COUNCIL TAX BAND IS 'B' (East Devon district).

POST CODE: EX5 2EG

THE ACCOMMODATION COMPRISES:

ENTRANCE CANOPY. Part glazed front door to:

LOUNGE. 14'8 (4.47m) x 12' (3.66m). Dual aspect to front and side. Attractive beamed feature fireplace with authentic looking LPG coal effect gas stove on slate hearth. Double radiator. Central beam to ceiling. High level electric meter cupboard. Telephone and TV aerial point.

ENTRANCE HALL. Tiled floor, part glazed door to side entrance.

BEDROOM ONE. 10'9 (3.28m) x 9'9 (2.97m) plus wardrobe recess. Outlook to front. Double radiator.

RE-FITTED KITCHEN/DINER. 16' (4.88m) x 11' (3.35m). Outlook to the rear over patio garden. Single drainer stainless steel sink unit with mixer tap - set in roll edge working surface with cupboards and space below for washing machine. Inset electric ceramic 4 ring hob set in matching working surface with fan assisted oven below and extractor hood over. Further range of matching working surfaces with drawers and cupboards below. Range of matching wall cupboards. Corner display shelving unit. Tiled surrounds and concealed lighting over working surfaces. Cupboard housing Worcester gas fired central heating boiler. Fitted high level shelving. Under stairs storage cupboard. Double radiator. Tiled floor. Stable type door to rear garden. Central beamed ceiling. Internal arched feature window. Stairs to first floor.

FIRST FLOOR:

SMALL LANDING.

BEDROOM TWO. 12' (3.66m) x 7'3 (2.21m). Plus study area. Outlook to the front. Double radiator. Beamed ceiling.

RE-FITTED BATHROOM with white suite comprising: panelled bath with tiled surround and wall mounted shower. Wash hand basin with toiletry cupboard below. Low level W.C. Chrome ladder style towel rail/radiator. Extractor fan. Velux skylight window. Beamed ceiling

OUTSIDE:

FRONT GARDEN. Being level and laid to lawn with gravel pathways and small shrub bed.

OFF STREET PARKING FOR 2 CARS.

SUNNY REAR PATIO GARDEN. Paved with decked area providing pleasant outside dining space. Timber garden shed. Flower bed.

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.







London Representative Office: 119-121 Park Lane, Mayfair, London, W1K 7AG
Telephone: 020 7409 4657

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www.teamprop.co.uk