



3 Thatchers Cottages, Post Office Lane, Westleigh, EX16 7HY

£220,000

GIBBINS RICHARDS 
Making home moves happen

A end of terrace cottage situated in the heart of this popular village enjoying views towards the Blackdown Hill. Two double bedrooms, sitting room with open fireplace, downstairs bathroom and a fabulous South facing good size rear garden and parking to the rear.

Tenure: Freehold / Energy Rating: E / Council Tax Band: C

Situated at the heart of the Mid Devon village of Westleigh, conveniently placed for access to the A38 and M5 and falling within the Uffculme School catchment. The accommodation full of character comprises of kitchen, open plan sitting/dining room, bathroom, separate WC and two first floor bedrooms. To the rear of the property is access to a good size south facing garden and parking. The village of Westleigh lies approximately 10 miles outside of the busy market town of Tiverton to the West and Wellington to the East, both offering an excellent range of shopping, leisure and educational facilities. The village is within the catchment area for Uffculme School. It is also ideally placed for easy access to the M5 motorway.

CHARACTER COTTAGE IN CENTRAL VILLAGE LOCATION

GOOD SIZE REAR GARDEN

TWO DOUBLE BEDROOMS

OPEN PLAN SITTING / DINING AREA WITH OPEN FIREPLACE

PARKING TO THE REAR

ELECTRIC HEATING

DOUBLE GLAZING

EASY ACCESS TO TRANSPORT LINKS

RURAL VIEWS





ACCOMMODATION

Rear entrance lobby

WC 5' 8" x 2' 11" (1.73m x 0.89m)

Sitting Room 13' 5" x 14' 2" (4.09m x 4.31m) with open fireplace

Kitchen 10' 11" x 5' 5" (3.32m x 1.65m) Pantry

Bathroom 7' 9" x 5' 9" (2.36m x 1.75m)

First Floor Landing Access to roof space

Bedroom One 12' 8" x 16' 9" max, 10", 10" min (3.86m x 5.10m, 3.30m min)

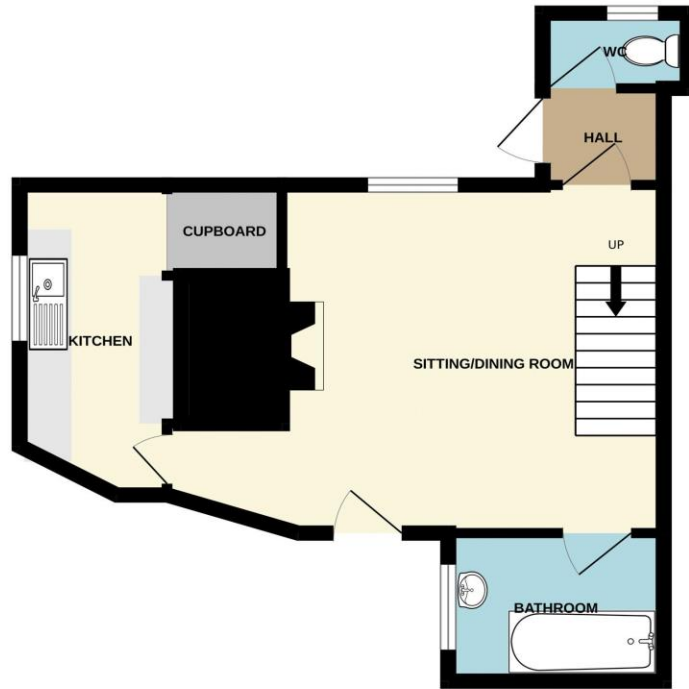
Bedroom Two 8' 10" x 6' 8" (2.69m x 2.03m)

OUTSIDE

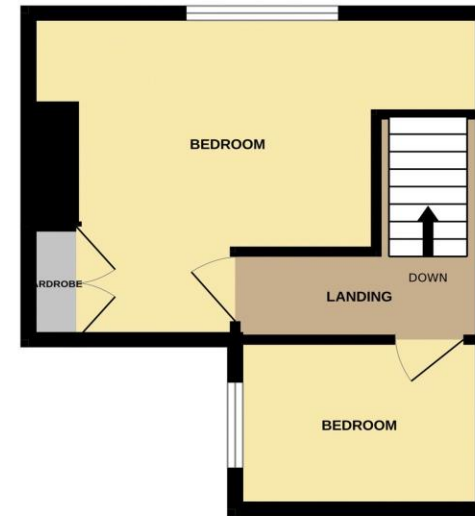
Pedestrian and vehicular access to the rear of the property. Enclosed rear garden, with large patio area, perfect for sitting out and entertaining with the remainder laid to lawn. Garden shed. Parking area.



GROUND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR
262 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA : 616 sq.ft. (57.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.

We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.

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