



## 1 Braggs Cottages, Penstone, Colebrooke, EX17 5JN

Guide Price £225,000

A charming two bedroom end of terrace cottage, situated in peaceful location with an established garden and off street parking.

**Winkworth**

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Nestled in the picturesque hamlet of Penstone, just a short distance from the thriving town of Crediton, this delightful character cottage forms part of an attractive terrace of period homes.

The property offers two bedrooms, a bright and welcoming sitting room featuring a solid fuel burner, a modern fitted kitchen, and a ground floor bathroom. Full of charm and potential, the cottage would benefit from a degree of modernisation, making it an ideal opportunity for buyers looking to add their own touch. A structural survey would be recommended to access visible cracks in an end wall.

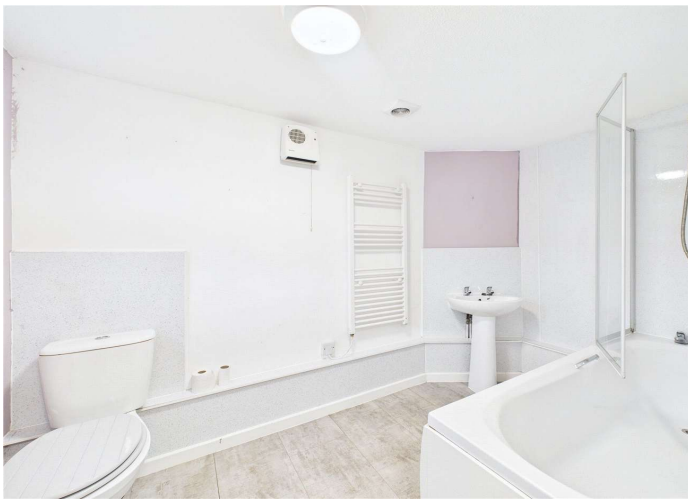
Outside, the home enjoys an established garden along with the valuable advantage of off-street parking.

Offered to the market with no onward chain, this is a wonderful chance to acquire a characterful rural home in a peaceful yet convenient location.

Penstone is a small Devon hamlet situated just a short distance from the larger village of Colebrooke. Coleford (0.7 miles) and Yeoford (2.4 miles) are home to good pubs and eateries; The New Inn and The Duck, respectively, Yeoford also having a railway station. The busy market town of Crediton offers excellent schooling, medical care, independent shops and cafes, a regular farmers' market, supermarkets, banks, railway station and much for those seeking sport and recreation.

#### PLEASE NOTE:

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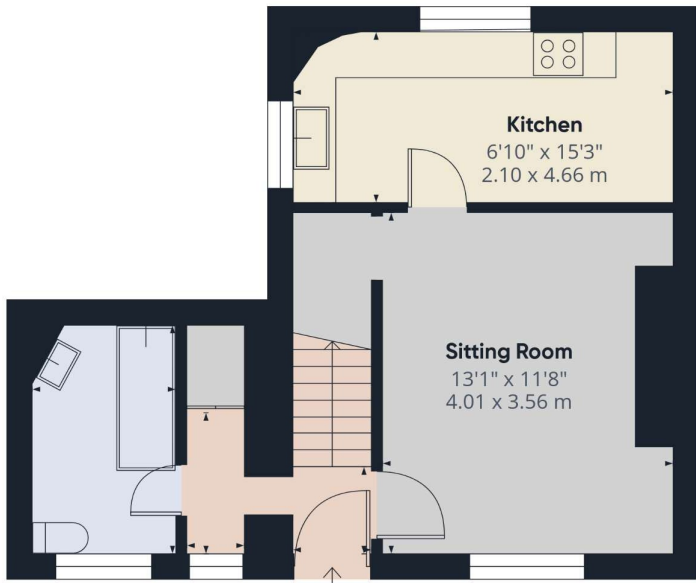


## SUMMARY

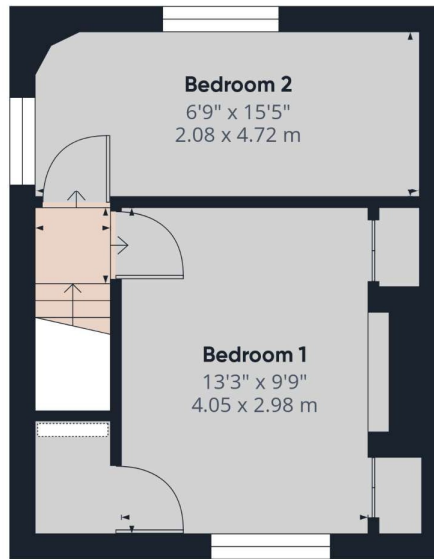
- Charming end of terrace cottage
- Two Bedrooms
- Spacious accommodation
- Solid fuel burner with back boiler
- Established Garden
- Parking Space
- In need of renovation
- No onward chain

## PROPERTY INFORMATION

**COUNCIL TAX:** Band B  
**LOCAL AUTHORITY:** Mid Devon  
**SERVICES:** Mains Electric & Water  
**DRAINAGE:** Mains Drainage  
**BROADBAND:** Part-Fibre Broadband Available  
**MOBILE SIGNAL:** Limited Coverage  
**HEATING:** Electric and solid fuel Heating  
**LISTED:** No  
**TENURE:** Freehold  
**CONSERVATION AREA:** No  
**FLOOD RISK:** Very Low



Ground



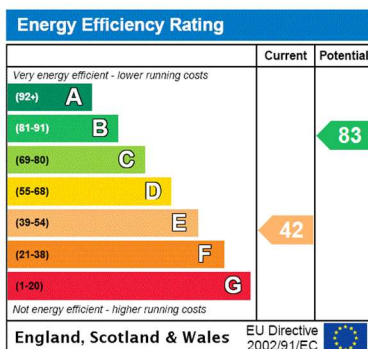
Floor 1

Approximate total area<sup>(1)</sup>  
647 ft<sup>2</sup>  
60.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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