



1 Braggs Cottages, Penstone, Colebrooke, EX17 5JN

Guide Price £200,000

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

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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.

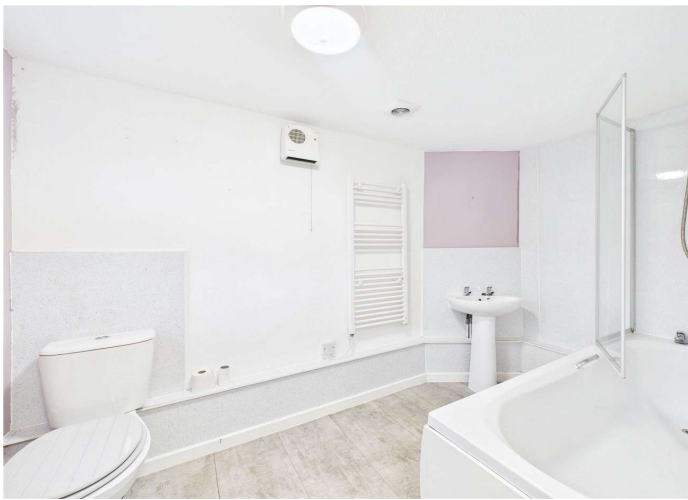
Outside, the home enjoys an established garden along with the valuable advantage of off-street parking.

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:

Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use an external company to undertake automated ID verification, AML compliance and source of funds checks. A charge of £25 is levied for each verification undertaken.



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

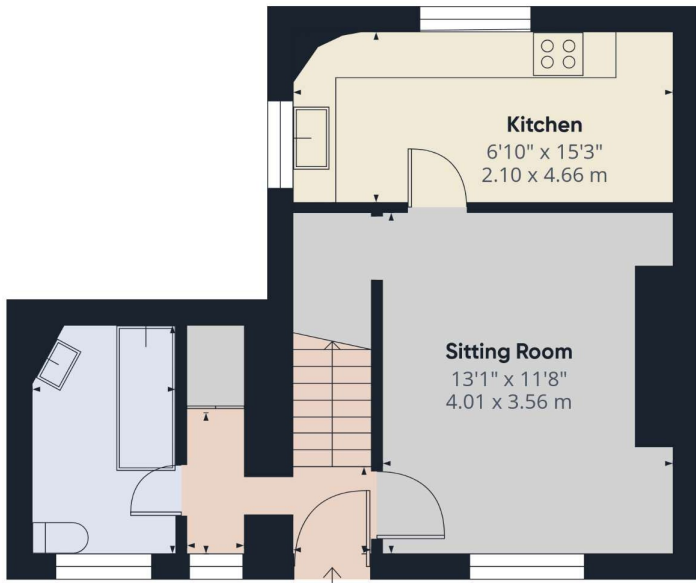
HEATING: Electric and solid fuel Heating

LISTED: No

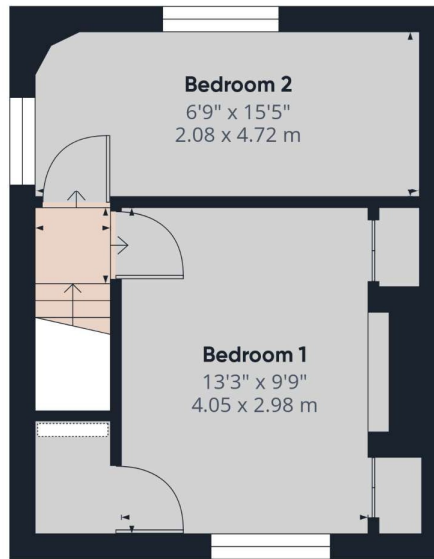
TENURE: Freehold

CONSERVATION AREA: No

FLOOD RISK: Very Low



Ground



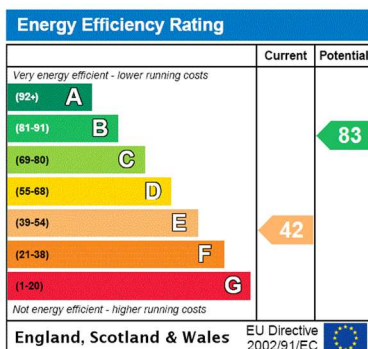
Floor 1

Approximate total area⁽¹⁾
647 ft²
60.1 m²

(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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