



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.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Winkworth.co.uk

Tiverton: 01884 675 675
tiverton@winkworth.co.uk



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.

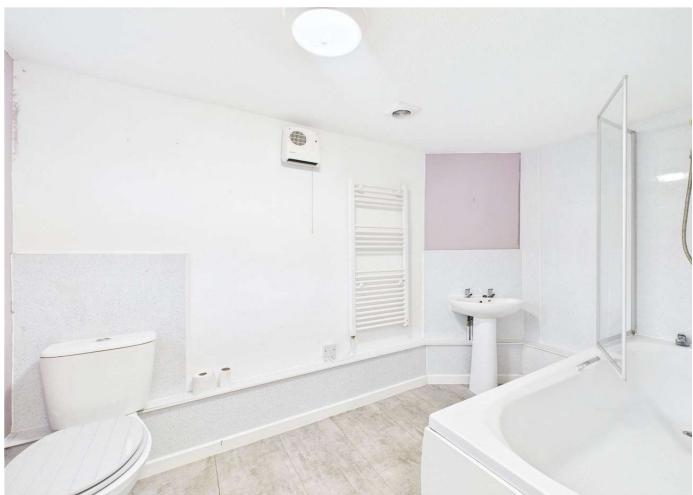
Outside, the home enjoys an established garden along with the valuable advantage of off-street parking.

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.

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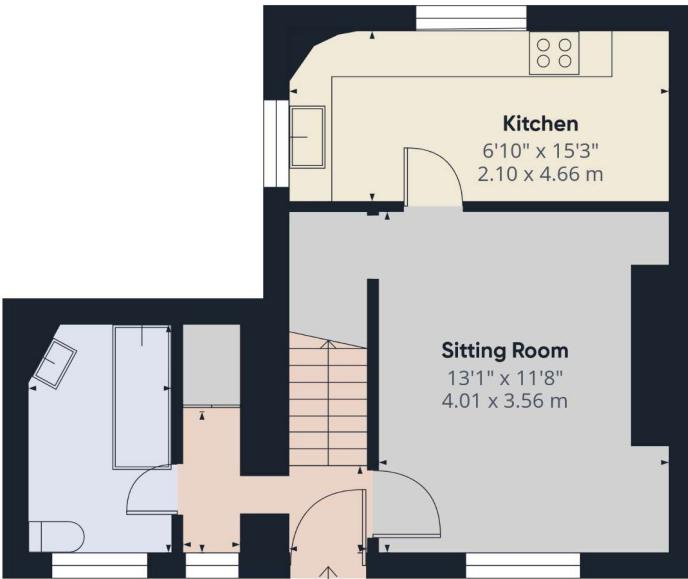


SUMMARY

- 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

Approximate total area⁽¹⁾647 ft²60.1 m²

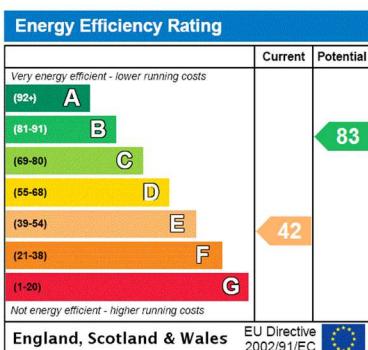
(1) Excluding balconies and terraces

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

GIRAFFE360

Ground

Floor 1



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