



---

## Stoke Canon, Exeter, EX5 4AN

The cottage is located in the sought after village of Stoke Canon in the popular Exe Valley. Local facilities nearby include a shop/post office, local Inn and ancient Parish church.

**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



## DESCRIPTION:

This charming cottage is located within the village of Stoke Canon in the popular Exe Valley. Local facilities include a shop/post office, local Inn, and ancient Parish church.

The city of Exeter is only five miles away, a vibrant city that really packs a punch with its many restaurants, shops, pubs, bars and historical sights. The rest of the country is easily accessible from Exeter due to its many transport links including two train lines to London (London Paddington and London Waterloo), Exeter airport and the M5 motorway.

### The Property:

1 Lower Bridge Cottage is in need of modernisation and offers tremendous potential to the right buyer who wants to put their own stamp on it.

### Ground Floor:

On entering the property via a modern front door covered by a tiled porch. The living room with its original fireplace and window to the front aspect and door through to the good sized second reception room with electric fire.

The kitchen comprises of an oil fired Rayburn, selection of wall and base units, stainless steel sink with mixer tap and door giving access to the rear garden. Door through to shower room with modern large, walk-in shower with glass screen, low level WC and basin.

### First Floor:

Heading upstairs are three bedrooms, with some original features. Bedroom one is a double room with feature fireplace, window with views over the front garden and loft hatch. Bedroom two is another double with feature fireplace, wash handbasin and original floorboards. Bedroom three is a single with great views over the rear garden and the surrounding countryside.

### Outside:

The front garden is mostly laid to lawn with a pathway leading up to the front door. A path leads down the side of the cottage giving access to the rear garden. The rear garden features stunning views over the surrounding countryside and is also mostly laid to lawn with two good sized outbuildings.



## AT A GLANCE:

Three Bedrooms  
Two Reception Rooms  
Kitchen  
Shower Room  
Delightful Gardens  
Idyllic Rural Setting  
Modernisation is Required  
No Chain

## PROPERTY INFORMATION:

Tenure: Freehold  
Council tax Band: C  
Oil fired heating, mains electric, water & drainage  
Off street parking is available to let via separate negotiation with the managing agent Strutt & Parker

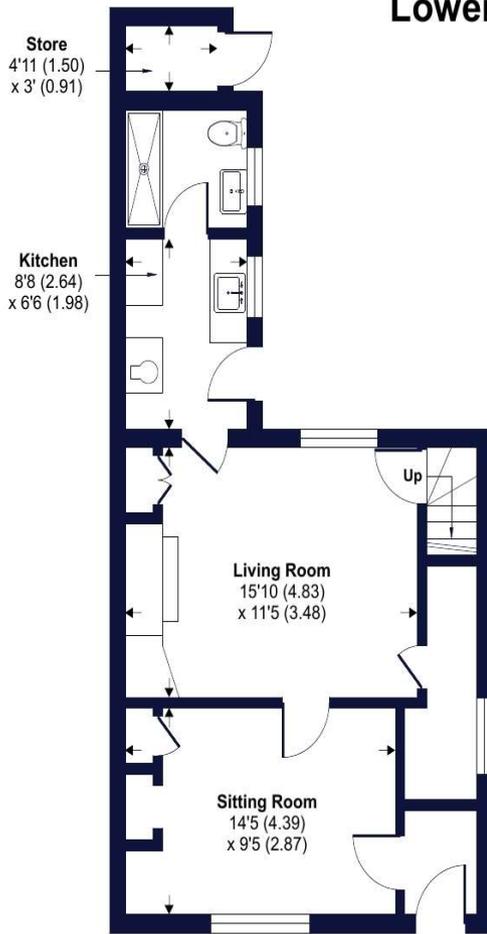
# Lower Bridge Cottages, Stoke Canon, Exeter, EX5

Approximate Area = 900 sq ft / 83.6 sq m

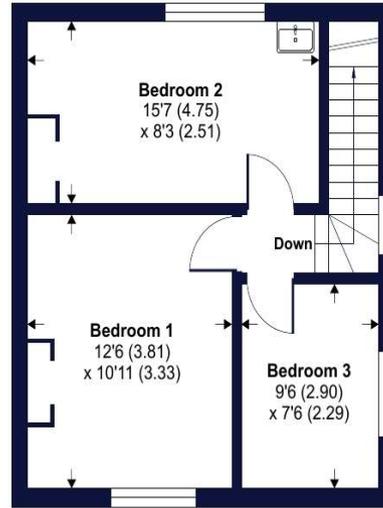
Store = 15 sq ft / 1.3 sq m

Total = 915 sq ft / 85 sq m

For identification only - Not to scale



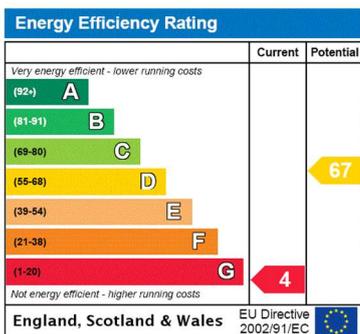
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Winkworth. REF: 931275



NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



Crediton: 01363 773757  
crediton@winkworth.co.uk

Exeter: 01392 271177  
exeter@winkworth.co.uk

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