



Sunnybank, Coleford, Crediton, EX17 5DB

Guide Price £285,000

A beautifully presented and charming Grade II semi-detached cottage situated within the sought after village of Coleford and retaining a wealth of original character features.

**Winkworth**

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The property is offered in good very order throughout, with heating via a modern oil fired central heating boiler as well as wood burning stove. The cottage retains a wealth of character features including exposed timbers and original Inglenook fireplace with bread oven.

The cottage occupies an elevated location in the centre of the village, just a short distance from the popular New Inn. Outside there are good sized landscaped gardens with lawn and large patio, as well as small storage shed.

**DIRECTIONS** take the A377 out of Crediton towards Barnstaple Cross, Take the first left turning towards Coleford and Colebrooke. Continue on this road until you reach Coleford, go past the New Inn public house, upon reaching the cross roads turn left towards Colebrooke and the property is situated on right hand side.

The accommodation briefly comprises;

**THATCHED ENTRANCE CANOPY** with glazed door into;

**LIVING ROOM** With original stone Inglenook fireplace with beam and bread oven and inset wood burning stove, tiled floor, beamed ceiling and radiator.

**KITCHEN** Attractively fitted modern kitchen with cream fronted units beneath roll edge worktop, tiled splash back and matching wall units, built in double oven with 4 ring ceramic hob over and extractor hood, single drainer stainless

steel sink with mixer tap, built in dishwasher, space for upright fridge / freezer, spotlights and beam to ceiling, tiled floor and radiator.

**FIRST FLOOR**

**LANDING** with access to roof space, radiator and separate entrances to;

**BEDROOM ONE** With further exposed timbers, radiator and walk in wardrobe.

**BEDROOM TWO** With attractive stone feature fireplace and radiator.

**BATHROOM** With low level WC, white suite with bath, thermostatic mixer shower over, fully tiled walls and shower screen, pedestal wash basin, spotlights to ceiling and chrome heated towel rail.

**OUTSIDE**

Wooden gates and path leading to the front garden laid to lawn with raised flower beds and a path leading to the large paved patio area at side with further lawn bordered by hedging.

**UTILITY** With sink unit, space and plumbing for automatic washing machine, Worcester central heating boiler and tiled floor.





**AT A GLANCE:**

Charming Semi-Detached Period Cottage

Two Bedrooms

Oil Central Heating

Many Character Features

Woodburning Stove

Pleasant Rear Gardens

Sought After Village Location

**PROPERTY INFORMATION:**

Freehold

Council tax Band: C

Mains electric, oil, water and drainage.

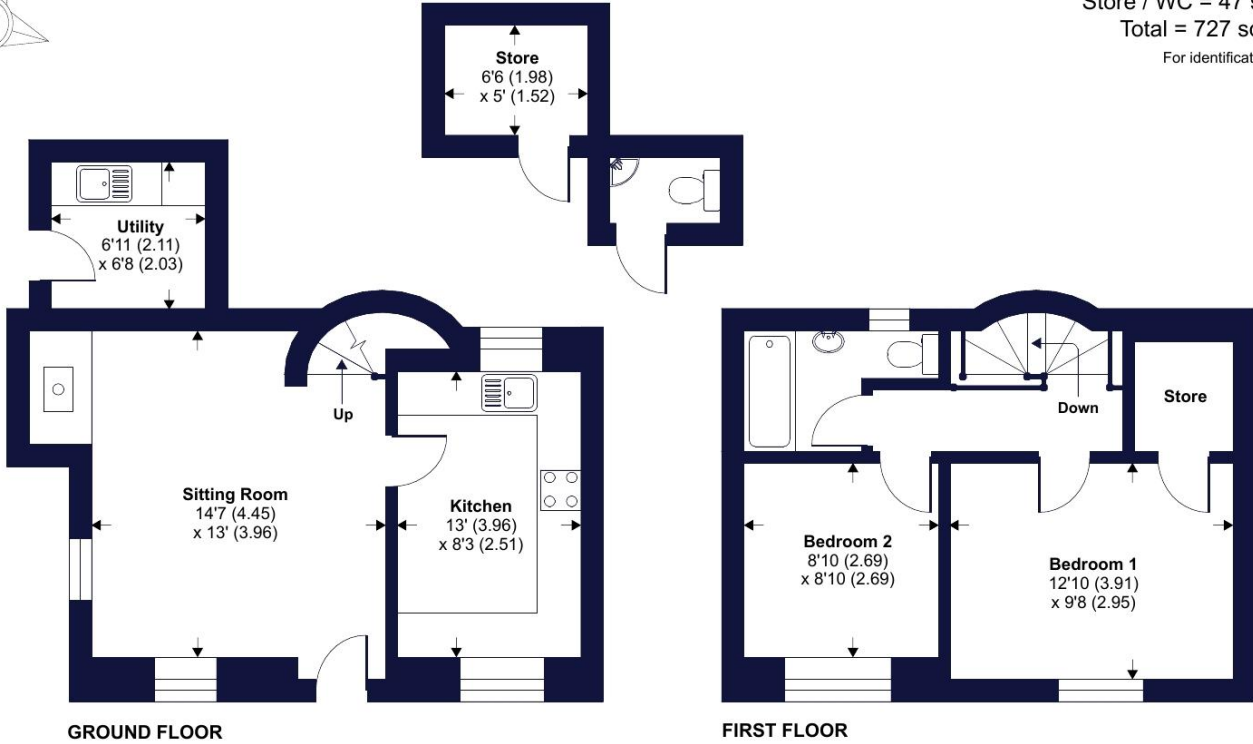
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Approximate Area = 680 sq ft / 63.2 sq m (excludes utility room)

Store / WC = 47 sq ft / 4.3 sq m

Total = 727 sq ft / 67.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Winkworth. REF: 965264



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	62
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.



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