



## 1 Castle Cottages, Cadbury, Exeter, EX5 5PZ

Guide Price £280,000

Situated in the heart of the Mid Devon countryside, is this three-bedroom end-terrace house offering comfortable accommodation with plenty of potential.

**Winkworth**

[Winkworth.co.uk](http://Winkworth.co.uk)

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The property enjoys a convenient position within the village of Cadbury, with easy access to Crediton, Tiverton, and Exeter.

Castle Cottages is an ideal home for buyers seeking a property in a peaceful rural setting while remaining within easy reach of nearby towns and the city.

NOTE: There is no allocated parking with this property.

Inside, the property is well presented and spacious throughout, providing a practical layout suited to everyday living. There is scope for a buyer to update and personalise the accommodation to their own taste. The ground floor includes a light and welcoming living area and a well-sized kitchen with space for dining as well as an additional reception/dining room and useful utility area. Upstairs, there are three bedrooms and a family bathroom.

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If your offer to purchase a property is accepted, you will be required to meet the necessary checks under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. This includes ID verification, anti-money laundering compliance, and source of funds checks. A fee of £25 (inc. VAT) will be charged for each verification carried out.

Outside, the property benefits from a good-sized enclosed rear garden, as well as lovely views across the surrounding countryside. There is a detached garage offering great additional storage as well as plenty of on road parking available.



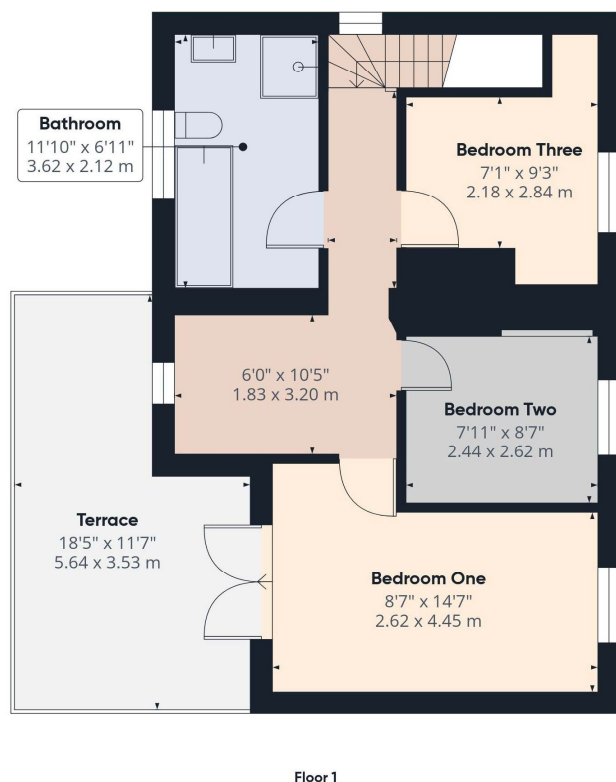


**AT A GLANCE:**

- Charming End Terrace Property
- Three Bedrooms
- LPG Heating
- Spacious Accommodation Throughout
- Two Reception Rooms
- Good Sized Enclosed Rear Gardens
- Fantastic Far Reaching Views

**PROPERTY INFORMATION:**

- COUNCIL TAX: Band C
- LOCAL AUTHORITY: Mid Devon
- SERVICES: Mains Electric & Water
- DRAINAGE: Mains Drainage
- BROADBAND: Superfast Broadband Available Within Postcode
- MOBILE SIGNAL: Coverage With Certain Providers
- HEATING: Gas Central Heating
- LISTED: No
- TENURE: Freehold
- CONSERVATION AREA: No
- FLOOD RISK: Very Low



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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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