



9 Higher Ley, Nymet Rowland, EX17 6AJ

Guide Price £230,000

Available to the market for the first time in over 40 years, this three-bedroom semi-detached ex-council property offers a fantastic opportunity for buyers looking to put their own stamp on a home.

**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





Situated on a generous plot in a quiet village location, the property enjoys a south-facing garden with superb views over open countryside and towards Dartmoor.

The accommodation is arranged over two floors. On the ground floor, there is an entrance hall leading to a good-sized sitting room and a separate dining room, along with a kitchen and adjoining . There is also a ground-floor bathroom and separate WC. Upstairs, there are three bedrooms – two doubles and a good-sized single – offering plenty of flexibility for family living or home working.

The property is in need of updating throughout, but with its generous proportions and plot size, it offers significant scope for improvement and extension (subject to the necessary consents). Options could include reconfiguring the layout to create an open-plan kitchen/diner or adding further living space with an extension.

One of the key features of this home is the outside space. The large rear garden offers plenty of potential to design a wonderful outdoor area for entertaining, gardening, or play, all while enjoying a sunny southerly aspect and open rural views. The front garden is also a good size, with space to create off-road parking if required.

Located in the rural hamlet of Nymet Rowland, the property offers a peaceful setting within easy reach of local amenities and good transport links.

#### 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.



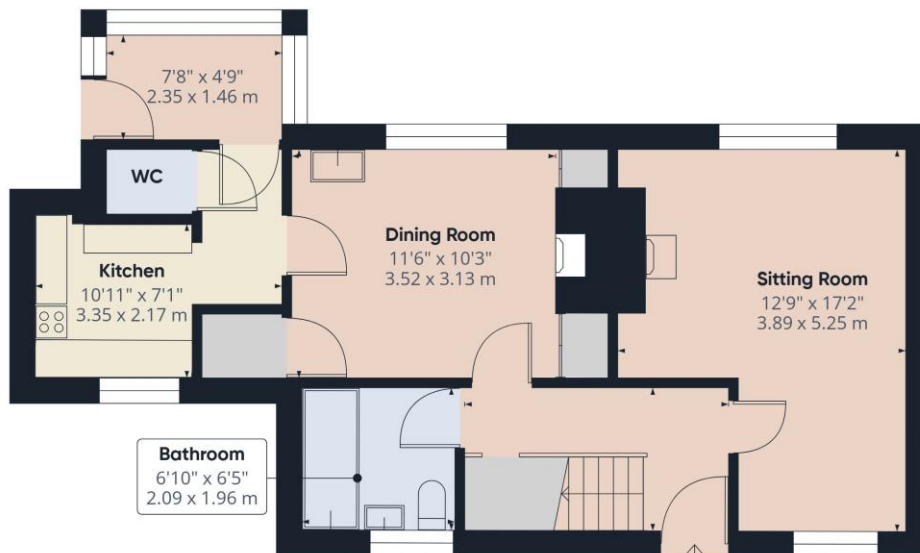


#### AT A GLANCE:

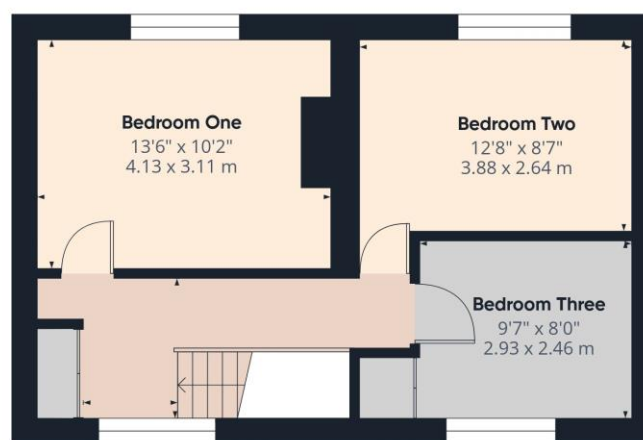
Semi Detached House  
 Three Bedrooms  
 Electric Heating  
 In Need Of Modernisation  
 Large Plot With Potential For Extension (STP)  
 South Facing Rear Garden  
 Fantastic Views To Dartmoor  
 Charming Village Location

#### PROPERTY INFORMATION:

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



Ground



Floor 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E		
21-38	F	36 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.

**Winkworth**

Crediton: 01363 773757  
crediton@winkworth.co.uk

Exeter: 01392 271177  
exeter@winkworth.co.uk

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