

SUNNYSIDE

gth

COTLEIGH





Sunnyside Cotleigh, Honiton, EX14 9HP

Honiton 3.2 miles, Taunton 16.1 miles, Exeter 21.3 miles

 1
  2
  2
  150.4 m²

A beautifully presented recently modernised two bedroom detached period cottage sat within a generous 1.26 acre plot with breath taking far reaching countryside views.

Freehold

Guide Price £499,950

DESCRIPTION

This delightful country residence has recently gone through a programme of modernisation. This includes full redecoration, new kitchen with some integrated appliances, new floor coverings, some internal remodelling including new ceilings, an upstairs shower room, new downstairs bathroom, updated electrics and new consumer unit to name a few.

The spacious accommodation includes on the ground floor an entrance porch, breakfast kitchen, large open plan lounge/dining room, bathroom, storage and stairs to the first floor. On the first floor the landing offers access to two spacious double bedrooms and an upstairs shower room. A real feature of the bedrooms are the triple aspect windows taking in the magnificent views.

The cottage further benefits from double glazed windows and oil fired central heating with radiators throughout.

AGENTS NOTE: There is lapsed outline planning permission for demolition and replacement of the property if needed, Ref 22/1238/OUT.



OUTSIDE

A real feature of this property is its outside space. The long, level 1.26 acre plot is roughly 1/4 mile long with areas of lawn and woodland and to the rear (south) are the most amazing far reaching views. About half way down the garden is a five bar gate from the lane. This gives scope subject to permissions being granted for some potential extra income from Sheppard's Huts or Yurts. To the side of the property there is a gated driveway with parking for several vehicles and access to the large double garage/workshop.

SERVICES & OUTGOINGS

We understand that mains water, electric, septic tank and oil fired central heating are connected to the property.

Council Tax: East Devon district council- Tax band D.

SITUATION

Sunnyside is situated in a peaceful setting on a quiet countryside lane, just on the edge of the popular East Devon village of Cotleigh, 2 miles from the market town of Honiton. From Cotleigh there is easy access onto the A35 which leads East towards Dorchester and West to Honiton where there is access onto the A30 dual carriageway, which in turn leads to the cathedral and university city of Exeter.

Honiton provides a useful range of shopping facilities including supermarkets, specialist independent shops and primary and secondary schooling. From Honiton and the nearby town of Axminster are train stations on the Waterloo line. Exeter & Taunton offer the majority of leading department stores expected of a county capital, hospitals and an excellent range of cultural opportunities together with state and private education. A short distance to the east of Exeter is an international airport. The beautiful East Devon Coast is easily reached and offers wonderful recreational opportunities with walking on the coastal path and sailing clubs at Axmouth and Beer.

DIRECTIONS

What3words:// shaped.vies.landscape



ADDITIONAL INFORMATION

Broadband: Broadband is available- Basic 3 Mbps, Ultrafast 1800 Mbps.

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from flooding.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F	23 F	
1-20	G		



VIEWING

Strictly by appointment with the agents
Greenslade Taylor Hunt.
111 High Street, Honiton, EX14 1LS
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Tel: 01404 46222 | Ref: HON220227

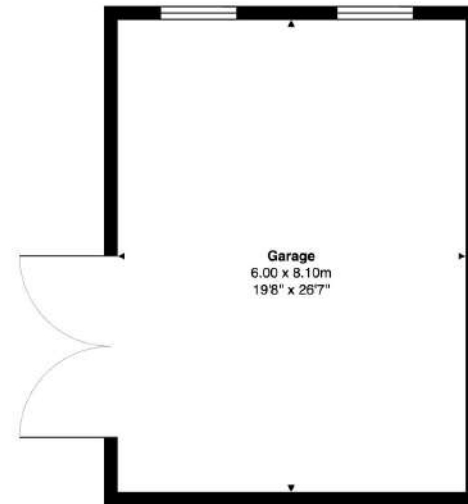
GREENSLADE TAYLOR HUNT
www.gth.net

SUNNYSIDE

Sunnyside, Road From Three Mariners Cross To Royal Oak Cross, Coteleigh, EX14 9HP



Ground Floor
Area: 59.5 m² ... 640 ft²



First Floor
Area: 42.5 m² ... 458 ft²

Total Area: 150.4 m² ... 1619 ft²

This floor plan is for illustrative purposes only and is not to scale. All measurements are approximate and should not be relied upon. While every effort has been made to ensure accuracy, no responsibility is taken for any errors, omissions, or misstatements.

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

