



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

# 1 Parade Cottages

## Exbourne

### EX20 3RX



BRITISH  
PROPERTY  
AWARDS

2023



**GOLD WINNER**

ESTATE AGENT  
IN OKEHAMPTON



## Guide Price - £350,000



Changing Lifestyles

01837 500600

# 1 Parade Cottages, Exbourne, EX20 3RX.

An immaculately presented and recently renovated cottage, boasting a wealth of character throughout, an enclosed front garden and the added benefit of no onward chain...



- Recently Renovated Cottage
- Offering Three Bedrooms
- Country Style Kitchen/Dining Room
- Master En-Suite & Family Bathroom
- Spacious Living Room w/Woodburner
- Enclosed Front Garden
- Wealth of Characterful Features
- Convenient Transport Links
- LPG Central Heating Throughout
- Sought-After Village Location
- No Onward Chain
- Council Tax Band - B
- EPC - E



Are you on the search for a property that boasts a move-in ready status, with convenient transport links and nearby local amenities, with the added benefit of no onward chain...

We are delighted to bring to market this wonderful character cottage, positioned centrally within a picturesque Devonshire village. This period property has been sympathetically renovated over recent years, to provide a high specification of living accommodation, all whilst retaining its wealth of historical charm.

Upon approach you will be instantly drawn to the cobbled pathway that has been lovingly reclaimed from the previous 'smithy' within. From the stone wall boundary, to the crisp white render and in-keeping timber window units, this cottage is truly impressive. The luscious front lawns comprise your external garden space, with the opportunity for a pleasant seating area within your private boundary.

As you enter via the meticulously crafted porch, you will take your first steps into the kitchen/dining room. This area has been updated to provide a spacious and contemporary suite, including LED downlighting, natural slate flooring and an array of integrated appliances. Continuing through to the living room, which is by far the true heart of the home. The traditional features have been embraced from the latch doors to the impressive lintels, this room revolves around the centrally located inglenook fireplace which boasts a woodburner and original clome oven.

To the rear of the cottage, you will find an efficiently designed cloakroom and utility room, a convenient practicality that provides further space for those much-needed household appliances. The lower-level hallway is a particularly beautiful area of this property, with very meaningful stained glass featuring, high ceilings and a wealth of natural light. Bedroom three can be found here also, benefiting from a Velux window and plentiful floorspace.

The sweeping central staircase brings you to the first floor, with offerings of a wonderful family bathroom and two comfortable double bedrooms. The master suite benefits from its own designated shower room.

Final offerings of this property will be the garden sunroom, a lovely addition which has power and lighting connectivity; a perfect home office/hobbies room to say the least.



# Changing Lifestyles

This property is situated within the heart of a peaceful, sought after village surrounded by picturesque countryside, with Dartmoor National Park on the horizon. Exbourne boasts an array of village amenities including 'The Burrow' community shop/post office, renowned garage, public house and primary school.

The village is served by a regular bus service to Exeter, Hatherleigh and Okehampton. A more comprehensive range of facilities can be found in the neighbouring market towns of Hatherleigh or Okehampton, both situated approximately five miles in distance.

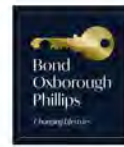
Okehampton offers an excellent range of shops and services, including three supermarkets, community medical centre and leisure facilities set within the local hotspot of Simmons Park. From here there is direct access to the A30 dual carriageway providing a link to the city of Exeter with its M5 motorway, main line rail links and international air connections.



Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01837 500600** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:





Approximate total area<sup>(1)</sup>

989.42 ft<sup>2</sup>

91.92 m<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01837 500600 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.