



# Little Thatch, Farrington Cross, Near Exeter

## £ 260,000

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# drewpearce

Chartered Surveyors and Estate Agents

## SUMMARY AND DESCRIPTION

This charming semi detached cottage is believed to have very early origins and, as a result, it includes a host of delightful character features. These include an impressive inglenook fireplace with a wood-burner. The property has also been cleverly extended to provide versatile accommodation with a kitchen/breakfast room, sitting room, a study/4<sup>th</sup> bedroom on the ground floor. The three first floor bedrooms are all a good size and enjoy open views to the surrounding countryside. The lovely gardens are very private and include a neat lawn, sunny patio area, and an ornamental pond. The very large double garage has an inspection pit, plenty of natural light, and will interest car enthusiasts or those seeking a workshop. There is also additional off road parking space.

'Little Thatch' is conveniently located on the A3052 just 6 miles from the centre of the cathedral city of Exeter and offers excellent access to the principal road links and the airport. The beautiful East Devon coastline and the open expanses of Woodbury Common are also within easy reach. Exeter itself offers a superb new shopping centre, rail links nationwide, and a wide range of entertainment and leisure facilities.

## ACCOMMODATION

Brief details of the accommodation with approximate measurements are as follows:-

Timber front door to porch with a further glazed door to ...

**Sitting Room**                      **5.63m x 3.41m (18' 6" x 11' 2")**



The measurement includes a large and most impressive inglenook fireplace with a wood burner and a solid timber beam over. There are two double glazed windows each with a window seat. Wall light points. Exposed ceiling timbers. Telephone point and television aerial lead. An arch way leads to the inner hall way and a pair of folding timber doors access the ...

**Kitchen/Breakfast room**        **3.73m x 3.26m (12' 3" x 10' 8")**

A dual aspect room with pleasant views of the gardens. Fitted with a range of attractive timber units which incorporate the one and half bowl sink unit which is set within a roll edged work top with tiled splashbacks. Further roll edged work top with tiled splashbacks. Glass fronted display cabinet. Tiled flooring exposed ceiling beam. Space and plumbing for an automatic washing machine. Built in cupboard with shelving. Arch way to rear lobby with a radiator. Hatch to roof space. Stable

door to the garden. Telephone point and gas point.



**Inner hallway**  
Radiator. Stairs rising to first floor landing.

**Study**                                      **3.08m x 2.47m (10' 1" x 8' 1")**  
Double glazed window. Radiator. Exposed ceiling beam.

**Bathroom**  
Attractively appointed and fully tiled. Features a white suite comprising a panelled bath with an electric shower unit over. Pedestal wash basin. Close couple WC. Radiator. Down lighters. Double glazed window with patterned glass.

Stairs to landing with a large double glazed window giving some lovely views over the surrounding fields. Large airing cupboard housing a factory sealed hot water cylinder and slatted shelving.

**Bedroom 1**                                **3.61m x 3.02m (11' 10" x 9' 11")**  
Double glazed window giving open views across the surrounding countryside. Exposed ceiling timbers. Built in wardrobe. Wall light point.

**Bedroom 2**                                **3.61m x 2.33m (11' 10" x 7' 8")**  
Double glazed window giving further views across the surrounding countryside. Exposed ceiling timbers.

**Bedroom 3** 3.07m x 2.7m (10' 1" x 8' 10")  
 Double glazed window giving views across the surrounding fields and stretching to the Haldon Hills. Exposed ceiling beam. Radiator. Recessed book shelf.

**OUTSIDE**



A delightful fully enclosed garden consisting of a good sized neatly kept lawn bordered by a substantial timber close board fence on one side and a Devon bank and mature hedging on the other. A neat gravel pathway leads to a paved patio with an ornamental fish pond and a further patio area.

**Double Garage** 7.27m x 5.41m (23' 10" x 17' 9")  
 Power and lighting. Inspection pit. Windows on three sides. Folding part glazed timber doors. Cold water tap. Work bench. Loft space. Within the garage is an additional **store room 3m x 2m (9' 10" x 6' 7")**.  
 In front of the double garage there is a parking and turning area with space for several vehicles.



**TENURE**

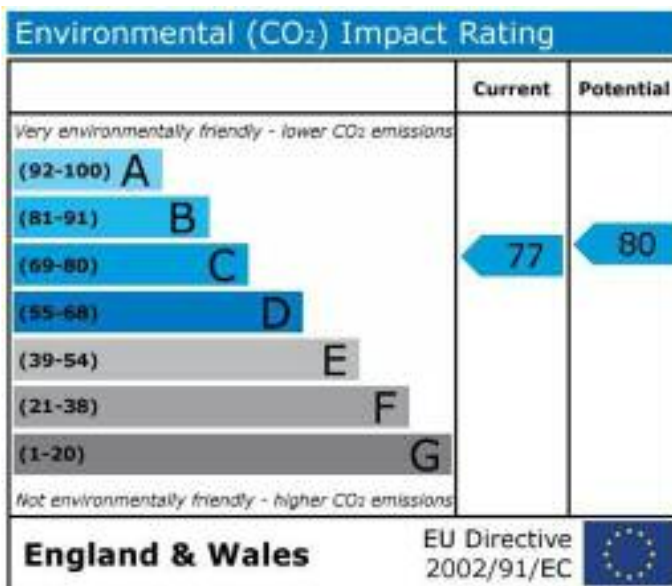
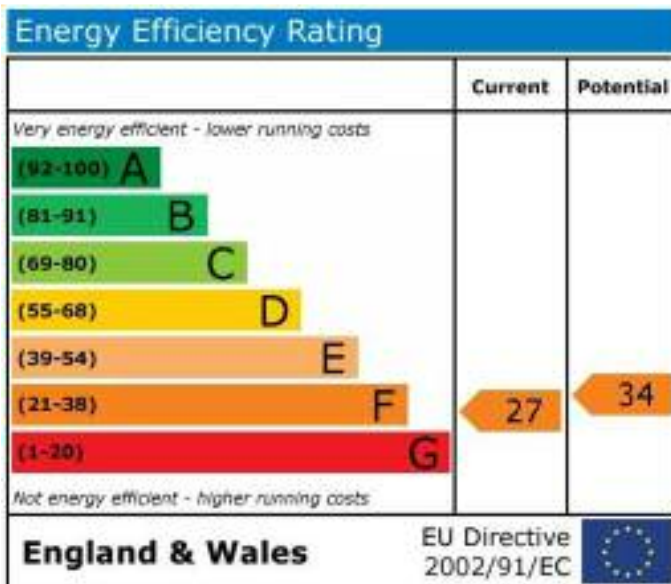
Freehold with vacant possession on completion

**SERVICES**

Mains electricity and water are available. There is a private drainage system

**COUNCIL TAX BAND**

Little Thatch is Council Tax Band C



**DIRECTIONS**

From Exeter take the A3052 Sidmouth Road. Go through Clyst St Mary, pass Westpoint Arena on the left and continue past the entrance to Crealy Adventure Park on the right and go through Farringdon. 'Little Thatch' will be found on the right hand side with one of our 'For Sale' boards displayed.

**VIEWING**

Strictly by prior appointment with the vendor's agents only as below:



For the attention of Michael Henderson

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Property Ref: 50 - 1450

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**Floorplan For Illustrative Purposes Only.** Where needed, please note that DREW PEARCE uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact DREW PEARCE.