



BROOKLAND COTTAGE, NADDERWATER, EXETER, EX42JG



Located in the lovely village of Nadderwater this charming two bedroom detached property is situated on the fringe of Exeter and set in an elevated position with delightful views. The property has recently been renovated including being rewired, new roof and windows.

At a glance...

- Detached Cottage
- Recently Renovated
- 2 Reception Rooms
- Sitting Room with Wood Burner
- Lean To Conservatory
- 2 Double Bedrooms
- Parking with Potential to Expand - Subject to Planning
- Terraced Gardens
- Rewired, New Roof & Windows
- NO CHAIN

Utilities

- Oil Fired Central Heating, Septic Tank, Mains Electric & Water
 - Council Tax Band B
-

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Accommodation;

Entrance hallway with stairs rising to first floor. Doors giving access to the dining room and sitting room. The Dining room has a feature fireplace and window seat with window to front aspect. Sitting room with wood burner, window seat double glazed window to front aspect, door though to the kitchen.

Kitchen

A recently fitted kitchen updated with wall and base units. Sink and drainer with mixer tap and double glazed window looking out into the rear garden. Electric range cooker, with feature tiled splash back, extractor over. Oil boiler, built in shelving, integrated fridge freezer and dishwasher, tiled flooring, door though to.....

Conservatory

Large lean to conservatory with doors giving you access to the front and back of the cottage.



Upstairs:

Large landing area which could be used as an office space, cupboard with water cylinder, double glazed door to rear gardens.

Main bedroom with double glazed window to front aspect, access to loft area, large cupboard and feature fireplace.

Wooden door into newly fitted bathroom with panelled bath with rain shower head and glass shower screen. WC. wash hand basin, heated towel rail, illuminated mirror.

Bedroom two is another double bedroom. Double glazed window to front aspect with window seat, radiator.

Outside

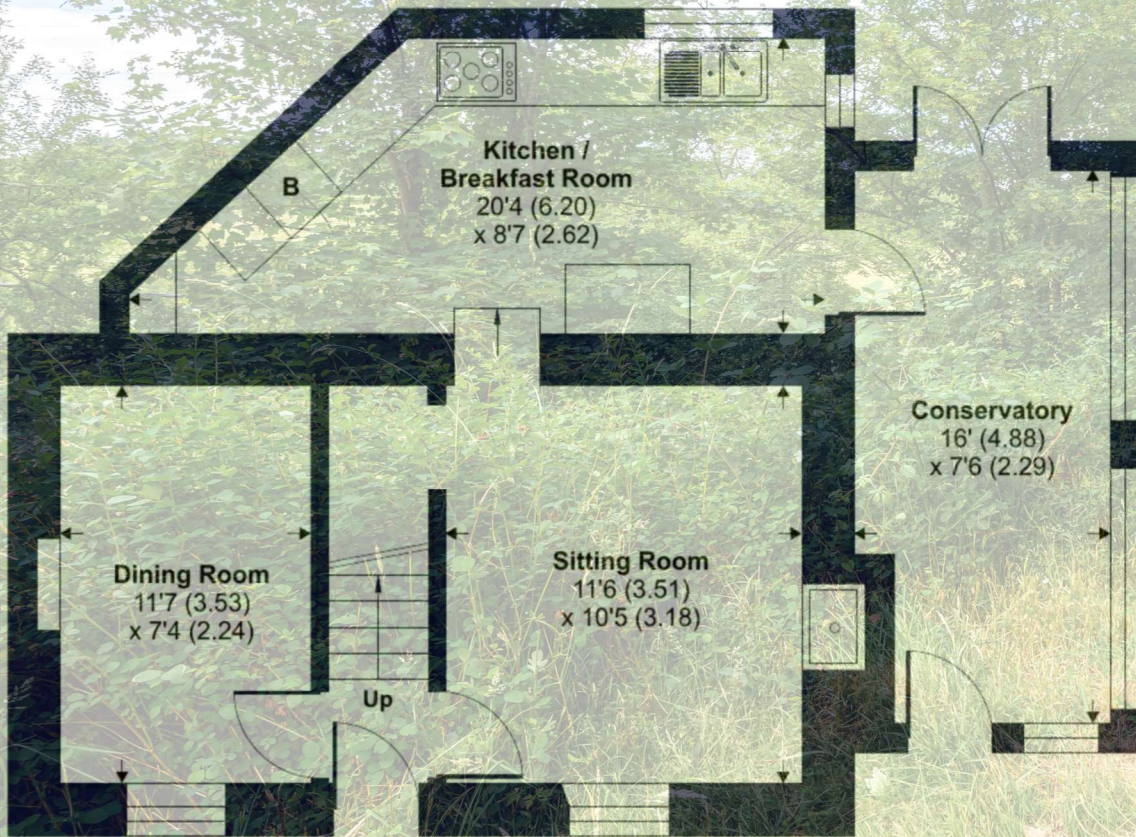
The cottage is set in land that banks uphill. Wooded area where pathways have been created. mature shrubs and plants.



Nadderwater, Exeter, EX4

Approximate Area = 1018 sq ft / 94.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Exeter office

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		84
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



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